



AGENDA
CITY OF TAYLOR, TEXAS
CITY COUNCIL MEETING
CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET
JANUARY 8, 2026, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

- Dr. Martin Luther King, Jr. Day Proclamation

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Public comments are limited to 3 minutes.)

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Council may act on with one single vote. Any Council member may pull any item from the Consent Agenda to discuss and act upon individually on the Regular Agenda.)

1. Consider approval of the minutes from the December 11, 2025, regularly scheduled City Council meeting. *Lucy Aldrich*
2. Consider approval of Ordinance 2026-01, a Special Use Permit for the operation of a Home Based business for a pediatric therapy practice (Land Development Code Section 5.9.3.7 (6)) on property generally located at 2105 Davis Street, legally described as Bel-Air Addition, Block 8, Lot 3, Lot 2 Northern Part and Southern parts of Lots 4 and 5, 0.35 acres of land, more particularly described by Williamson Central Appraisal District Parcel R014369, Taylor, Williamson County, Texas. *Courtney Peres*
3. Consider approval of an Interlocal Agreement for Countywide hazardous materials response. *Daniel Baum*
4. Consider ratifying the City Manager's appointment of Victor Gonzalez to the Civil Service Commission. *Brian LaBorde, LaShon Gros*
5. Consider ratifying an emergency expenditure to RUTS Construction, LLC for repairs to a damaged waterline. *Jim Gray*
6. Consider approval of HDR Task Order 47 Amendment 1 for Local Flood Reduction Projects. *Jim Gray, Jacob Walker*

PUBLIC HEARINGS / ORDINANCES

7. Hold a public hearing and introduce Ordinance 2026-03, a proposed voluntary annexation of approximately 48.089 acres, generally located at 633 County Road 401, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019180 and R019231, and the Official Public Records of Williamson County, Texas, Document No. 2022087192, part of and out of the H.T. & B.R.R. Co. Survey, Abstract No. 315, James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. *Courtney Peres*
8. Hold a public hearing and introduce Ordinance 2026-04 regarding a request for an Employment Center Plan referred to as Project Comal, generally located at 1051 County Road 401, legally described as approximately 220 acres of land situated in the G.M. Reese Survey, Abstract No. 533, H.T. & B.R.R. Co. Survey, Abstract No. 315, James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcels R620763, R655885, R620762, R381849, R019655, R019236, R019231 R019180, and R019969, Taylor and Taylor Extraterritorial Jurisdiction, Williamson County, Texas. *Courtney Peres*
9. Hold a public hearing and introduce Ordinance 2026-05 regarding a request for a Place Type Amendment from P2: Rural to P2C: Rural Commercial for property generally located at 804 Rices Crossing Road, legally described as Sorenson Dairy Subdivision, Block 1, Lots 1 through 11, consisting of approximately 1.71 acres of land, more particularly described by Williamson Central Appraisal District Parcel R103017, Taylor, Williamson County, Texas. *Courtney Peres*
10. Introduce Ordinance 2026-06, Strength of Force, number of positions in the Fire Department. *LaShon Gros*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

11. Receive an Annual Report from the Taylor Housing Authority (THA). *Shea Goltzman, THA Executive Director*
12. Discussion, consideration, and possible action on License Agreement 2026-01 between the City of Taylor and Ferg Hold Co, LLC., 213 Ferguson Street (Block 55 Doak's Addition). *Jacob Walker*
13. Receive an update on the Taylor on Foot program. *Daniel Seguin*
14. Receive an update on the LEAD Taylor program. *Daniel Seguin*

EXECUTIVE SESSION

The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code, to consult with City Attorney; and Section 551.087 of the Texas Government Code, to consider economic development negotiations.

1. Project Mustang.

Reconvene into open session and take any action.

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. As authorized by Section 551.071(2) of the Texas Government Code, the Workshop Meeting and/or Regular Meeting may be convened into Closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 5:00 p.m. on January 2, 2026, and remained posted for at least three business days before the scheduled date of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

In compliance with the ADA the City Hall and Council Chambers is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted by: Lucy Aldrich Date: 01/02/2026

Proclamation

Dr. Martin Luther King, Jr. Day

WHEREAS, Dr. Martin Luther King, Jr. dedicated his life to promoting justice, equality, and respect for all people; and

WHEREAS, through his leadership and commitment to nonviolence, Dr. King inspired our nation to confront injustice and work toward a fairer and more inclusive society; and

WHEREAS, Dr. King reminded us that every person can make a difference through service to others, and that strong communities are built when neighbors come together with compassion and understanding; and

WHEREAS, his words and actions continue to guide us today, encouraging Americans to stand up for what is right and to work together toward unity and progress; and

WHEREAS, the citizens of Taylor, Texas honor Dr. King each January with a day of reflection and service, recognizing the importance of carrying his legacy forward.

NOW, THEREFORE, I, Dwayne Ariola, Mayor of the City of Taylor, do hereby proclaim Monday, January 19, 2026, as **Dr. Martin Luther King, Jr. Day** in the City of Taylor, and encourage all residents to join in honoring Dr. King's life and vision through acts of service, kindness, and community.

Signed this the 8th day of January, 2026.

Dwayne Ariola, Mayor



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 1.

Agenda Title: Consider approval of the minutes from the December 11, 2025, regularly scheduled City Council meeting.

Council Action to be Taken: Approve as submitted or amend with changes noted.

Department Submitted: City Clerk

Staff Contact: Lucy Aldrich, City Clerk

1. PURPOSE / DESCRIPTION

Pursuant to the Open Meetings Law, Chapter 551, Local Government Code and in accordance with the authority contained in Section 551.021 and the City Charter, the Minutes of each City Council meeting must be recorded, compiled and approved by the City Council in subsequent meetings. The purpose of this item is to conform to these legal requirements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
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4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Meeting Minutes - December 11, 2025

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
December 11, 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 Shelli Cobb
Council Member Heather Long
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

- Assistant City Manager Carly Pearson introduced Nicey Baum, new Downtown Director. Ms. Baum said a few words.
- KRXT Radio Award Recognition – Steve Laukhuf with KRXT Radio presented the award they received being recognized by the Texas Country Music Association as the top country station in Texas.
- Kelly Kaatz Recognition – Mayor Ariola presented a plaque and recognized Mr. Kelly Kaatz for his service to Taylor. Mr. Kaatz is retiring from HDR.

CITIZENS COMMUNICATION

Lara Baker spoke about data centers.
Sarah Winters spoke about data centers.
Pamela Griffen spoke about data centers.
Carrie D’Anna, with time donated by Polly Randle, spoke about data centers.

CONSENT AGENDA

1. **Consider approval of the minutes from the November 13, 2025, regularly scheduled City Council meeting.**
2. **Consider approval of Ordinance 2025-34 approving the 2025 Amended and Restated Project and Financing Plan for Tax Increment Reinvestment Zone No. Two.**
3. **Consider approval of Ordinance 2025-37 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.**
4. **Consider approval of Ordinance No. 2025-36 amending the Fiscal Year 2026 Annual Budget.**
5. **Consider approval of an agreement for Administrative Management Services with Langford Community Services for the Kimbro/Shaw to 2nd Street Drainage Improvements Grant (HMGP DR-4485-0167) Phase 1.**

6. **Consider approval of an agreement for Engineering Services Task Order #3 with HDR Engineering for the Kimbro/Shaw to 2nd Street Drainage Improvements Grant (HMGP DR 4485-0167) Phase 1.**
7. **Consider approval of procurement of a cascade/rescue truck from Lubbock Truck Sales, Inc.**
8. **Consider approval of an amendment to the previously approved Easement and Right-of-Way Agreement with Oncor Electric Delivery Company LLC and authorize the Mayor to execute the amended agreement.**

Motion was made by Mayor Pro-Tem Cmerek to approve the consent agenda items as presented.

Motion was seconded by Councilwoman Long. Motion carried unanimously.

PUBLIC HEARINGS / ORDINANCES

9. **Hold a public hearing and introduce Ordinance 2026-01, a Special Use Permit for the operation of a Home Based business for a pediatric therapy practice (Land Development Code Section 5.9.3.7 (6)) on property generally located at 2105 Davis Street, legally described as Bel-Air Addition, Block 8, Lot 3, Lot 2 Northern Part and Southern parts of Lots 4 and 5, 0.35 acres of land, more particularly described by Williamson Central Appraisal District Parcel R014369, Taylor, Williamson County, Texas.**

Assistant City Manager Carly Pearson – this is a request for a Special Use Permit to provide speech and occupational therapy services as a Home Occupation. The Place Type zoning for the subject property is P3 Neighborhood, which allows Home Occupations by right if the Home Occupation is conducted only by the permanent residences of the home. As the applicant will employ a part-time therapist who does not use the home as their primary residence, an SUP would be required to permit the use of the home as a Home Occupation. Twenty-four notices were sent out to adjacent property owners. Staff received no responses in opposition and one in favor of the request. Planning and Zoning met on November 12, 2025, and voted 5 to 0 to recommend postponing the request until the December 9th Planning and Zoning meeting. Additionally, Commissioner Buzan requested staff reconsider the limitation to one employee and possibly allow 2-3. The Planning and Zoning Commission met on December 9th and voted 7 to 0 recommending approval of the request and to permit up to 2 employees that do not live within the home at 2105 Davis Street.

Mayor Ariola opened the public hearing at 6:31 p.m. With no one speaking the public hearing was closed at 6:31 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-01

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A HOME OCCUPATION GENERALLY LOCATED AT 2105 DAVIS STREET, CONSISTING OF APPROXIMATELY 0.35 ACERS FROM THE BEL-AIR ADDITION BLOCK 8, LOT 3, NORTH PART OF LOT 2, AND PARTS OF LOTS 4 AND 5, SURVEY MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R014369 TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

The ordinance was introduced. No action was taken.

10. **Hold a public hearing and introduce Ordinance 2026-02, a Special Use Permit to allow lodging without a full time, on-site operator at property generally located at 3004 Don Hill Lane, legally described Rob Roy Estates, Block C, Lot 94, 0.027 acres of land, more particularly described by Williamson Central Appraisal District Parcel R427227, Taylor, Williamson County, Texas.**

Assistant City Manager Carly Pearson – this is a request for a Special Use Permit to allow lodging without a full-time, on-site operator. The Place Type zoning for the subject property is P3 Neighborhood, which allows lodging (short-term rental) by right if there is a full-time, on-site operator and requires a Special Use Permit if there is no full-time, on-site operator. Thirty-eight notices were sent out to adjacent property owners. One citizen spoke at the November 12th Planning and Zoning Commission meeting in opposition of the request. Staff has not received any written notices in favor or against the request. Planning and Zoning voted 4 to 1 recommending disapproval of the request.

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

The applicant, Jose Moreno-Pena spoke in support of the SUP.
David Castanon spoke against the SUP.

Mayor Ariola closed the public hearing at 6:43 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-02

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A SHORT-TERM RENTAL GENERALLY LOCATED AT 3004 DON HILL LANE, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R427227, ROB ROY, BLOCK C, LOT 94, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

The ordinance was introduced. No action was taken.

11. **POSTPONED BY APPLICANT. Hold a public hearing and introduce an Ordinance regarding a request for an Employment Center Plan referred to as Project Comal, generally located at 1051 County Road 401, legally described as approximately 220 acres of land situated in the G.M. Reese Survey, Abstract No. 533, H.T. & B.R.R. Co. Survey, Abstract No. 315, James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcels R620763, R655885, R620762, R381849, R019655, R019236, R019231, R019180, and R019969, Taylor and Taylor Extraterritorial Jurisdiction, Williamson County, Texas.**

Assistant City Manager Carly Pearson – the applicant has asked to postpone this item to a future agenda. Nothing further follows.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

12. **Discussion, consideration, and possible action on making Charter Review Committee appointments and defining the scope of the Charter review.**

City Attorney, Mark Schroeder – lead the discussions.

City Council unanimously affirmed the Council's first choice members to serve on the Committee: Jim Buzan, Christina Lopez, Teri Williams, Betty Day, and John McDonald.

Motion was made by Mayor Pro-Tem Cmerek for the committee to be made up of nine members. The motion was seconded by Councilwoman Cobb. Motion carried unanimously.

Nominations were made as follows:

Jackie Krueger

John Harper

Beter Bryan

Richard Stone

Gary Gola

Mayor called for a vote on nominations starting with the last nomination.

Gary Gola received 3 votes and is appointed to the committee.

Richard Stone received 1 vote, Mayor moved on to the next nomination.

Peter Bryan received 3 votes and is appointed to the committee.

*Motion was made by Councilwoman Cobb to appoint the remaining nominees **John Harper** and **Jackie Krueger** to the committee. Motion was seconded by Councilwoman Long. Motion carried unanimously.*

13. Discussion, consideration, and possible action on an agreement between Williamson County and the City of Taylor for billing and collection services related to the Park79 Commerce Public Improvement District.

Chief Financial Officer, Robert Powers - staff explained that the agreement with the Williamson County Tax Office would allow annual Public Improvement District (PID) assessments for the Park79 Commerce PID to be included on property tax bills. The Park79 Commerce PID was created in 2023, and a Financing Agreement was approved in 2024 for construction of authorized public improvements. Once the City Council adopts the annual Service and Assessment Plan, the City becomes responsible for billing and collecting PID assessments. The County Tax Office provides this service for many jurisdictions, offering an efficient and cost-effective method by adding the assessments to the regular tax bill. Staff clarified that approval of this agreement does not establish assessments; assessments only occur upon Council adoption of the SAP.

Motion was made by Councilwoman Long to approve the agreement with Williamson County for billing and collection services related to the Park 79 Public Improvement District as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

14. Discussion, consideration, and possible action on an acquisition and reimbursement agreement and a developer deposit agreement with Taylor 79, LLC, and Park79 Commerce Center LLC related to the Quannah Partners Park79 Commerce Center development.

Chief Financial Officer, Robert Powers – construction of the authorized improvements, which consist of infrastructure improvements that will be dedicated to the City upon completion, are initially being privately financed by the developer. Upon dedication to the City, the City will

acquire the infrastructure and pay the developer a portion of the infrastructure construction costs pursuant to the acquisition & reimbursement agreement. Developer reimbursements will be tied solely to the special assessments levied on the property in the future.

Motion was made by Mayor Pro Tem Cmerek to approve the acquisition and reimbursement agreement and developer deposit agreement with Taylor 79, LLC, and Park 79 Commerce LLC related to the Quannah Partners Park 79 Commerce Center development as presented. Motion was seconded by Councilwoman Long. Motion carried unanimously.

15. Discussion, consideration, and possible action of a Tax Abatement Agreement by and among the City of Taylor, Texas, PDC TP 01 LOT A LLC, and Compal USA Technology, Inc.

Ben White, Taylor Economic Development Corporation (combined items 15 and 16) – presented a proposed Tax Abatement Agreement with PDC TP 01 LOT A LLC and Compal USA Technology, Inc. Compal plans to lease and operate a facility at 1069 FM 3349, investing approximately \$200 million and creating 900 new jobs. The agreement provides a 50% abatement on the Owner's improvements and a 50% abatement on the Lessee's tangible personal property for ten years. The abatement is performance-based, and the agreement includes a clawback provision requiring repayment of all abated taxes if the company fails to meet the terms and the City terminates the agreement.

Rick Ortiz with Compal was available to questions and provide additional information.

Motion was made by Councilwoman Long to approve Tax Abatement Agreement by and among the City of Taylor, Texas PDC TP 01 LOT A LLC, and Compal USA Technology, Inc as presented. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

16. Discussion, consideration, and possible action on an Economic Development Incentive Agreement by and among the City of Taylor, Texas, the Taylor Economic Development Corporation, and Compal USA Technology, Inc.

Ben White, Taylor Economic Development Corporation (combined items 15 and 16) – presented an Economic Development Incentive Agreement with the City, TEDC, and Compal USA Technology, Inc. Compal plans to invest about \$200 million and create 900 jobs at a new facility at 1069 FM 3349. The agreement provides a performance-based rebate of 50% of the City's 1% sales tax and 50% of the TEDC sales tax on eligible purchases made for the project under the company's Direct Payment Permit. The agreement includes a clawback requiring repayment of all granted incentives, with interest, if the City or TEDC terminates the agreement due to non-performance.

Motion was made by Mayor Pro Tem Cmerek to approve the Economic Development Incentive Agreement by and among the City of Taylor, Texas, the Taylor Economic Development Corporation, and Compal USA Technology, Inc as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

EXECUTIVE SESSION

Mayor Ariola read the executive session items and adjourned into closed session at 7:24 p.m.

EXECUTIVE SESSION I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code, to consult with City Attorney regarding:

1. Park 79 and Scott Felder Public Improvement District Agreements.
2. David Legere Murphy Street Development Agreement Right-of-Way Lease.

EXECUTIVE SESSION II. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code, to consult with City Attorney; Section 551.072 of the Texas Government Code, to conduct deliberations regarding the purchase, exchange, lease, or value of real property; and Section 551.087 of the Texas Government Code, to consider economic development negotiations.

1. Project Green.

EXECUTIVE SESSION III. The Taylor City Council will conduct a closed executive meeting under Section 551.072 of the Texas Government Code, to conduct deliberations regarding the purchase, exchange, lease, or value of real property.

1. Dwight Schmidt and wife, Vicki Schmidt
Parcel R002845 & R019052

Taylor City Council authorizes the use of the power of eminent domain to acquire two permanent easements and one temporary construction easement. The east permanent easement being 0.2207 acre (9,613 square feet), the west permanent easement being 0.2244 acre (9,773 square feet), and the temporary construction easement being 0.0233 acre (1,014 square feet), located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, for the wastewater project.

2. TW Ford, LP and Tom W Ford and Wendy Ford, as to a Life Estate
Parcel R019002

Taylor City Council authorizes the use of the power of eminent domain to acquire a permanent easement being 0.459 acre (20,014 square feet), located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, for the wastewater project.

3. TW Ford, LP
Parcel R475116

Taylor City Council authorizes the use of the power of eminent domain to acquire a permanent easement and a temporary construction easement. The permanent wastewater easement being 0.308 acre (13,438 square feet), and the temporary construction easement being 0.287 acre (12,504 square feet), located in the Parthinia Coursey Survey, Abstract 131, Williamson County, Texas, for the wastewater project.

4. Gayle Haller
Parcel R019350

Taylor City Council authorizes the use of the power of eminent domain to acquire a permanent easement and a temporary construction easement. The permanent wastewater easement being 1.814 acre (79,008 square feet), and the temporary construction easement being 1.658 acres (72,230 square feet) located in the H.G. Johnson Survey, Abstract No. 348, of Williamson County, Texas, for the wastewater project.

At 9:24 p.m., Mayor Ariola reconvened the Council into open session.

No action was taken on items under the **Executive Session I and II** headings above.

Executive Session III:

1. Consider and take possible action on Resolution R25-26, condemnation for wastewater and temporary construction easements.

Motion was made by Councilwoman Long moving that the Taylor City Council authorize the use of the power of eminent domain to acquire two permanent easements and one temporary construction easement from Parcel R002845 and Parcel R019052, owned by Dwight Schmidt and wife, Vickie Schmidt. The east permanent easement consists of 0.2207 acre (9,613 square feet), the west permanent easement consists of 0.2244 acre (9,773 square feet), and the temporary construction easement consists of 0.0233 acre (1,014 square feet), all located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, for the wastewater project. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

2. Consider and take possible action on Resolution R25-27, condemnation for wastewater easement.

Motion was made by Councilwoman Long moving that the Taylor City Council authorize the use of the power of eminent domain to acquire a 0.459 acre (20,014 square foot) permanent easement located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, from Parcel R019002, owned by TW Ford, LP and Tom W. Ford and Wendy Ford, as to a life estate, for the wastewater project. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried 4 to 0 with Councilman Redden abstaining.

3. Consider and take possible action on Resolution R25-28, condemnation for wastewater and temporary construction easements.

Motion was made by Councilwoman Long moving that the Taylor City Council authorize the use of the power of eminent domain to acquire a permanent wastewater easement containing 0.308 acre (13,438 square feet) and a temporary construction easement containing 0.287 acre (12,504 square feet), both located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, from Parcel R475116, owned by TW Ford, LP, for the wastewater project. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried 4 to 0 with Councilman Redden abstaining.

4. Consider and take possible action on Resolution R25-29, condemnation for wastewater and temporary construction easements.

Motion was made by Councilwoman Long moving that the Taylor City Council authorize the use of the power of eminent domain to acquire a 1.814 acre (79,008 square foot) permanent wastewater easement and a 1.658 acre (72,230 square foot) temporary construction easement, located in the H.G. Johnson Survey, Abstract No. 348, Williamson County, Texas,

from Parcel R019350, owned by Gayle Haller, for the wastewater project. Motion was seconded by Councilman Redden. Motion carried unanimously.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 9:29 p.m.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: Consider approval of Ordinance 2026-01, a Special Use Permit for the operation of a Home Based business for a pediatric therapy practice (Land Development Code Section 5.9.3.7 (6)) on property generally located at 2105 Davis Street, legally described as Bel-Air Addition, Block 8, Lot 3, Lot 2 Northern Part and Southern parts of Lots 4 and 5, 0.35 acres of land, more particularly described by Williamson Central Appraisal District Parcel R014369, Taylor, Williamson County, Texas.

Council Action to be Taken: Approve on Consent.

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

The applicant is requesting a Special Use Permit to provide pediatric speech and occupational therapy services as a Home Occupation with an additional part-time employee. The applicant has stated that appointments will be between 10 AM and 7 PM, when adjacent property owners are unlikely to be home. The applicant is seeking to have one to three 30-minute appointments per day for the first 12 to 18 months. There will be no walk-ins as the business operates by appointment only.

The Place Type zoning for the subject property is P3 Neighborhood, which allows Home Occupations by right if the Home Occupation is conducted only by the permanent residences of the home (LDC Section 5.9.3.7 (1)). As the applicant will employ a part-time therapist who does not use the home as their primary residence, a SUP would be required to permit the use of the home as a Home Occupation (LDC Section 5.9.3.7 (6)).

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 Home Occupation (home business) that provides pediatric speech and occupational therapy services with an additional part time employee.

The request meets the intent of the future land use by providing a lower impact service within the neighborhood. The proposed use does request the ability to have an additional part-time employee on site who will provide services. This does conflict with the typical standards of a Home Occupation as it is typically a concern that an applicant would use the home as a leased space.

The applicant has stated that they manage administrative tasks such as managing appointment times, payments, advertisements, and act as a social worker for the home business. The applicant has indicated that they take an active role in the business and are not simply leasing a portion of the property as office space.

Currently, the applicant has communicated that they intend to provide up to three 30-minute appointments per day for the next 12 to 18 months. There is a maximum possible amount of eight 30-minute appointments per day (4 hours per day) but the applicant states it is unlikely due to the demographics of the city. As currently proposed, their business hours are from 10 AM to 7 PM (9 hours).

The applicant does host group workshops/training, but that will be held at a separate rented location if there is more than one person to keep traffic at 2105 Davis Street low. The additional traffic that would accompany the one to three appointments can be accommodated by the existing off-street parking space (driveway) as well as room for multiple on-street parking spaces (against the curb).

City Council held a public hearing and introduced the ordinance on December 11, 2025.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
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4. RECOMMENDATION

On November 12, 2025, the Planning and Zoning Commission voted (5-0) to recommend postponing the request until the December 9, 2025, Planning and Zoning Commission meeting. Their postponement decision was based on the uncertainty that Commissioner Roy recused herself from the dias due to a conflict of interest about whether the Commission had enough members present to act on the agenda item. Ultimately, they voted to postpone until December so that maybe a more populated Commission could weigh in on the agenda item.

On December 9, 2025, the Planning and Zoning Commission voted (7-0) to recommend Approval of the request and the following conditions:

1. Permit up to two (2) employees who do not use the home as a primary residence.
2. The business shall not operate outside the hours of 10 AM to 7 PM Monday through Friday.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Commission Public Hearing: November 12, 2025 - Voted to Postpone

P&Z Commission Public Hearing: December 9, 2025

City Council Public Hearing: December 11, 2025

City Council Action: January 8, 2026

7. OTHER OPTIONS

8. ATTACHMENTS

1. PZ-2025-2584_2105 Davis St SUP_Staff Report_REV
2. _06a_PZ 2025-2584 Letter of Intent
3. _06b_PZ 2025-2584 Location Map
4. _06c_PZ 2025-2584 Current Zoning
5. _06d_PZ 2025-2584 Notification Map
6. PZ-2025-2584_2105 Davis St SUP_Ordinance
7. _06e EXHIBIT A_PZ 2025-2584 Metes and Bounds description
8. _06e EXHIBIT B_PZ 2025-2584 Proposed Zoning
9. PZ-2025-2584 PPT

City of Taylor
PZ-2025-2584
Special Use Permit
Staff Report

Item Details

Request:	A request to obtain a Special Use Permit for a Home Occupation (Home Business) at 2105 Davis Street.
Legal Description:	Approximately 0.35 acres of land, generally located at 2105 Davis Street, Bel-Air Addition, Block 8, Lot 3, and northern part of Lot 2, and parts of Lots 4 and 5
Applicant/ Property Owner(s):	Felicia Graves/ Joshua and Felicia Graves
Responsible Staff:	Preston Gunn
Staff Recommendation:	Approval, with conditions placed on the quantity of employees and operating hours.

Overview of Applicant's Request & Background

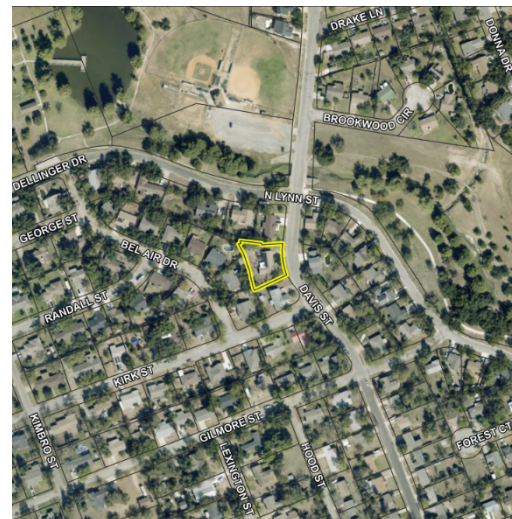
The applicant is requesting a Special Use Permit to provide pediatric speech and occupational therapy services as a Home Occupation with an additional part-time employee.

The applicant has stated that appointments will be between 10 AM and 7 PM, when adjacent property owners are unlikely to be home. The applicant is seeking to have one to three 30-minute appointments per day for the first 12 to 18 months. There will be no walk-ins as the business operates by appointment only.

The Place Type zoning for the subject property is P3 Neighborhood, which allows Home Occupations by right if the Home Occupation is conducted only by the permanent residences of the home (LDC Section 5.9.3.7 (1)). As the applicant will employ a part-time therapist who does not use the home as their primary residence, a SUP would be required to permit the use of the home as a Home Occupation (LDC Section 5.9.3.7 (6)).

Location:

The subject property is located mid-block on the west side of Davis Street and south of the intersection of North Lynn Street and Davis Street. It is surrounded by single family residential on all sides. The property is a short walk south of the Baseball and Softball Fields in Bull Branch Park.



Physical and Natural Features:

The subject property is within an established neighborhood and consists of one single family home with approximately 1,927 square feet of living space. The garage space was converted and enclosed at some point in time, but the driveway parking area did not decrease in size.

Land Use and Zoning:

The subject properties are located within the Infill Neighborhood Sector (G-4) which consists of areas within the city that are already developed and served by infrastructure. It encourages new development to match existing development while allowing for incremental increases in density.

The subject property is assigned the Future Land Use designation of Neighborhood Infill which is envisioned for a slight increase in density and smaller neighborhood-oriented retail and services.

The current zoning is P3: Neighborhood which regulates low-density residential areas. P3 generally permits by right Dwellings, Home Occupations, Lodging with a full-time on-site operator (Bed and Breakfast).

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
South	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
East	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
West	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence

Transportation

The subject property gains access off Davis Street. Davis is called out as a Neighborhood Avenue in the City of Taylor Master Transportation Plan. This Street type is intended to be a low-speed (30 to 35mph) and moderate volume street intended to prioritize pedestrians and provide street parking.

Utilities

The subject property is located within the City of Taylor water CCN. There is a 6-inch water line located on Davis Street. subject property is located within the city's CCN for wastewater services and there is a 6-inch wastewater line located at the rear of the property and along its northern boundary. Utilities are not anticipated to being the limiting factor of this request.

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-Three (23) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 28th, 2025.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a Home Occupation (home business) that provides pediatric speech and occupational therapy services with an additional part time employee.

The request meets the intent of the future land use by providing a lower impact service within the neighborhood. The proposed use does request the ability to have an additional part-time employee on site who will provide services. This does conflict with the typical standards of a Home Occupation as it is typically a concern that an applicant would use the home as a leased space.

The applicant has stated that they manage administrative tasks such as managing appointment times, payments, advertisements, and act as a social worker for the home business. The applicant has indicated that they take an active role in the business and are not simply leasing a portion of the property as office space.

Currently, the applicant has communicated that they intend to provide up to three 30-minute appointments per day for the next 12 to 18 months. There is a maximum possible amount of eight 30-minute appointments per day (4 hours per day) but the applicant states it is unlikely due to the demographics of the city. As currently proposed, their business hours are from 10 AM to 7 PM (9 hours).

The applicant does host group workshops/training but that will be held at a separate rented location if there is more than one person to keep traffic at 2105 Davis Street low. The additional traffic that would accompany the one to three appointments can be accommodated by the existing off-street parking space (driveway) as well as room for multiple on-street parking spaces (against the curb).

Staff Recommendations

For the reasons stated in the staff analysis, staff recommends Approval with the following conditions:

1. There shall be no more than one employee who does not use the home as a primary residence and,
2. The business shall not operate outside of the hours of 10 AM to 7 PM Monday through Friday.

P&Z Recommendation:

Following Section 5.9.3.7 (6) in the LDC, the Planning and Zoning Commission may recommend, and the City Council may impose standards to ensure the home occupation does not adversely affect the integrity of the residential neighborhood in which it is proposed and shall consider the following:

- a. Are the hours of operation of the home occupation compatible with a residential neighborhood.
- b. Is there sufficient off-street parking to accommodate the parking requirements of the home occupation.
- c. Will the property at which the home occupation is conducted retain the characteristics of a residential property; and
- d. Will the home occupation generate any nuisances incompatible with a residential neighborhood.

On November 12, 2025, the Planning and Zoning Commission voted (5-0) to recommend Postponing the request until the December 9, 2025, Planning and Zoning Commission meeting. Their postponement decision was based on the uncertainty that Commissioner Roy recused herself from the dias due to a conflict of interest if the Commission had enough members present to act on the agenda item. Ultimately, they voted to postpone until next month so that maybe a more populated Commission could weigh in on the agenda item.

On December 9, 2025, the Planning and Zoning Commission voted (7-0) to recommend approval of the request and to permit up to 2 employees that do not live within the home at 2105 Davis Street.

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Zoning Map
- d. Notification Map
- e. Ordinance 2026-01
 - a. Meets and Bounds Description – Exhibit A
 - b. Proposed Zoning Map – Exhibit B

Letter of Intent**Re: Home Occupation Request for Little Fireflies Pediatric Therapy****Property Address:** 2105 Davis Street, Taylor, TX 76574

To Whom It May Concern,

I am writing to express my intent to operate a home-based pediatric therapy practice, *Little Fireflies Pediatric Therapy*, at my primary residence located at 2105 Davis Street in Taylor, Texas.

This home is my full-time residence, and I am the property owner. The home office will be used to provide pediatric speech and occupational therapy services Monday through Friday by appointment only. The business is owned and operated by me, and services will be provided by a licensed therapist working on a very part-time basis as an independent contractor (1099).

This is a professional and low-impact home occupation. All services will take place inside the home office. There will be no retail activity, and appointment scheduling will be managed to ensure minimal traffic to the property.

Thank you for considering this request to operate a small therapeutic practice from my residence. I am committed to maintaining the quiet and respectful character of our neighborhood while offering an important service to families in our community.

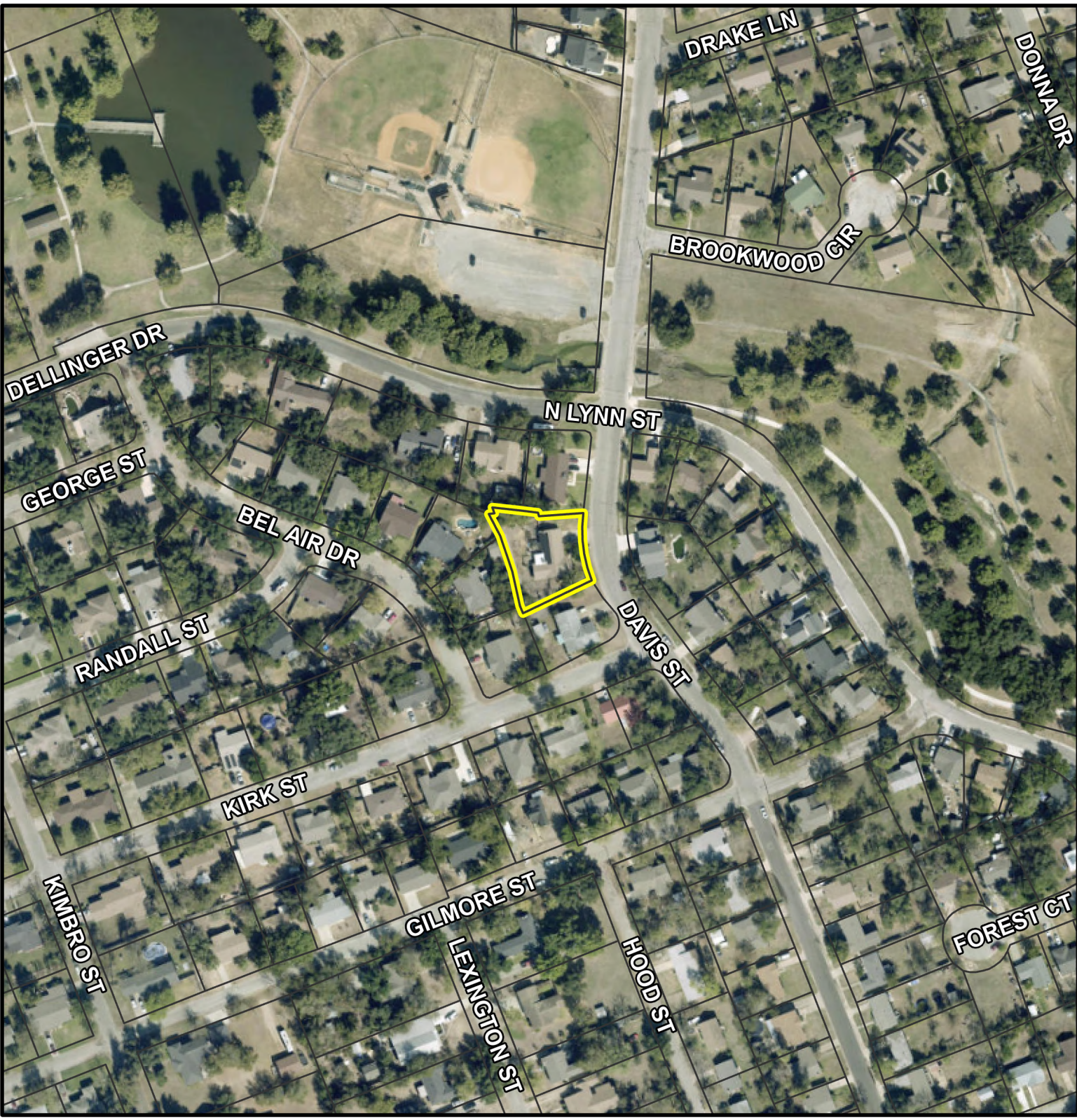
Sincerely,

Felicia Graves

Owner & Director, Little Fireflies Pediatric Therapy

2105 Davis Street

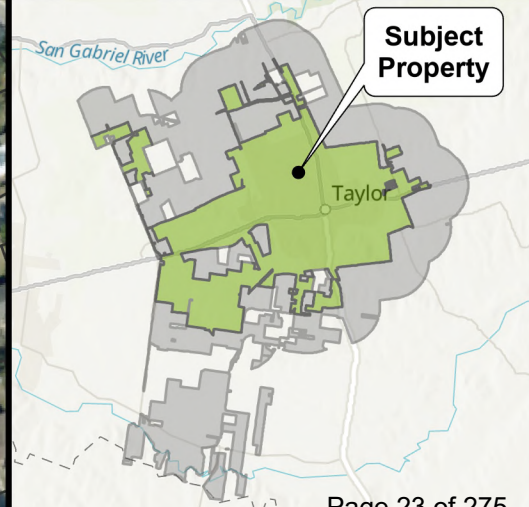
Taylor, TX 76574



PZ-2025-2584

**2105 Davis St.
Special Use Permit
Location Map
Approximately 0.3 acres**

-  Subject Property
-  Parcel Boundary





PZ-2025-2584

**2105 Davis St.
Special Use Permit
Current Zoning Map
Approximately 0.3 acres**

 Subject Property

 Parcel Boundary

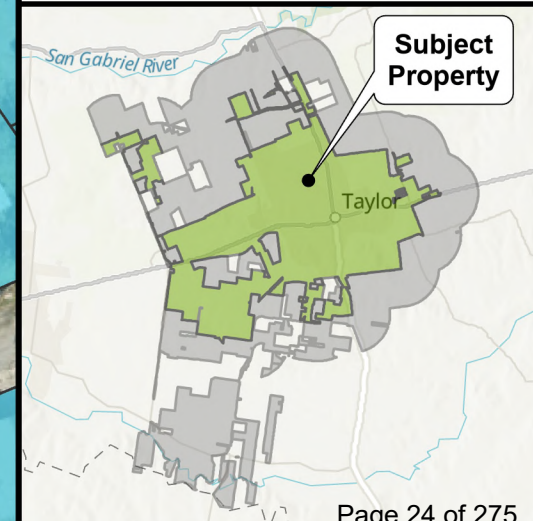
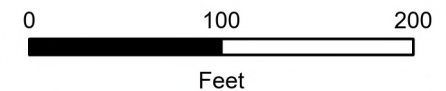
Overlay Zoning

 P1: Nature

Place Type Zoning

 P3: Neighborhood

 CS: Civic Space





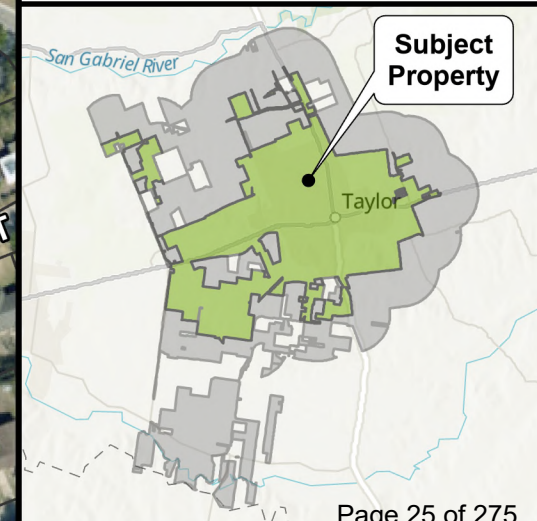
PZ-2025-2584

**2105 Davis St.
Special Use Permit
Notification Map
Approximately 0.3 acres**

- Subject Property
- 200-ft. Buffer
- Parcel Boundary
- Notified Properties



0 200 400
Feet



ORDINANCE NO. 2026-01

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A HOME OCCUPATION GENERALLY LOCATED AT 2105 DAVIS STREET, CONSISTING OF APPROXIMATELY 0.35 ACRES FROM THE BEL-AIR ADDITION BLOCK 8, LOT 3, NORTH PART OF LOT 2, AND PARTS OF LOTS 4 AND 5, SURVEY MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R014369 TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on December 11, 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 Special Use Permit for a Home Occupation, which is a use required to obtain a Special Use Permit to grant approval when the proposed use does not meet the standards described in Section 5.9.3.7 (1), 5.9.3.7 (2), 5.9.3.7 (3), 5.9.3.7 (4) in the Land Development Code; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 12, 2025, and on December 9, 2025, to consider the Special Use Permit, and recommended approval of the Special Use Permit with conditions; and

WHEREAS, the City Council, after the public hearing, approves the request for a Special Use Permit.

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 Special Use Permit for a Home Occupation as defined in Section 5.9.3.7 in the Land Development Code with the following conditions:

1. There shall be no more than two (2) employees who do not use the home as a primary residence, and
2. The business shall not operate outside of the hours of 10 AM to 7 PM Monday through Friday.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Special 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 2026-01 was introduced before the Taylor City Council on the 11th day of December 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2026.

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. 2026-01, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2026, 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 _____ 2026.

Lucy Aldrich
City Clerk

EXHIBIT A
(Legal Description/Survey)

EXHIBIT "A"

3. Legal Description of land:

Being all of Lot 3 and a portion of Lots 2, 4, and 5, Block 8, of Bel-Air Addition, an addition to the City of Taylor, Williamson County, Texas, according to the plat thereof recorded in Cabinet B, Slide 18, Plat Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the common east corner of said Lots 3 and 4, said iron rod being on the west line of Davis Street (called 60 foot right-of-way), and being on a curve to the left having a radius of 240.00 feet;

THENCE along said west line and said curve, passing the common east corner of said Lot 3 and aforesaid Lot 2 at an arc distance of 60.00 feet and continuing a total arc distance of 100.69 feet, a chord bearing and distance of South 05° 20' 15" East - 99.95 feet to a found 1/2-inch iron rod;

THENCE South 72° 10' 05" West, departing said west line, a distance of 110.69 feet to a found 1/2-inch iron rod on the common line of said Lot 2 and Lot 22, aforesaid Block;

THENCE North 17° 34' 00" West along said common line, passing the common corner of said Lots 2 and 22, aforesaid Lot 3, and Lot 21, said Block, at a distance of 46.17 feet and continuing along the common line of said Lots 3 and 21 a total distance of 149.97 feet to a found iron pipe at the common corner of said Lots 3 and 21, aforesaid Lot 5, and Lots 6 and 20, said Block;

THENCE South 86° 07' 53" East, a distance of 9.14 feet along the common line of said Lots 3 and 5 to a found 1/2-inch iron rod;

THENCE North 19° 03' 20" West, departing said common line, a distance of 10.73 feet to a found 1/2-inch iron rod;

THENCE South 81° 24' 33" East, passing a found 1/2-inch iron rod at a distance of 45.32 feet, passing the common line of aforesaid Lots 4 and 5 at a distance of 57.79 feet and continuing a total distance of 68.49 feet to a point from which a fence corner bears South 00° 21' East - 0.5 of one foot;

THENCE South 09° 04' 10" East, a distance of 4.35 feet to a found 1/2-inch iron rod on the common line of aforesaid Lots 3 and 4;

THENCE South 86° 07' 53" East, a distance of 67.47 feet along said common line to the POINT OF BEGINNING and containing 15,401 square feet or 0.35 of one acre of land.



PZ-2025-2584

2105 Davis St.
Special Use Permit
Proposed Zoning Map
Approximately 0.3 acres

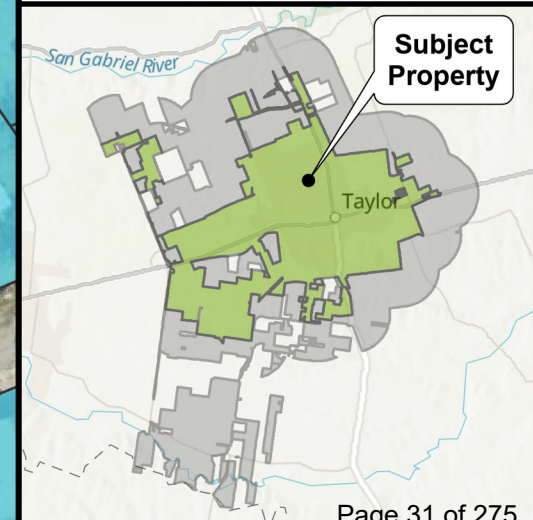
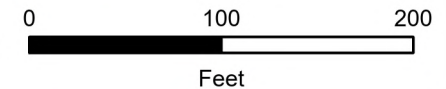
- Subject Property
- Parcel Boundary
- Special Use Permit

Overlay Zoning

- P1: Nature

Place Type Zoning

- P3: Neighborhood
- CS: Civic Space



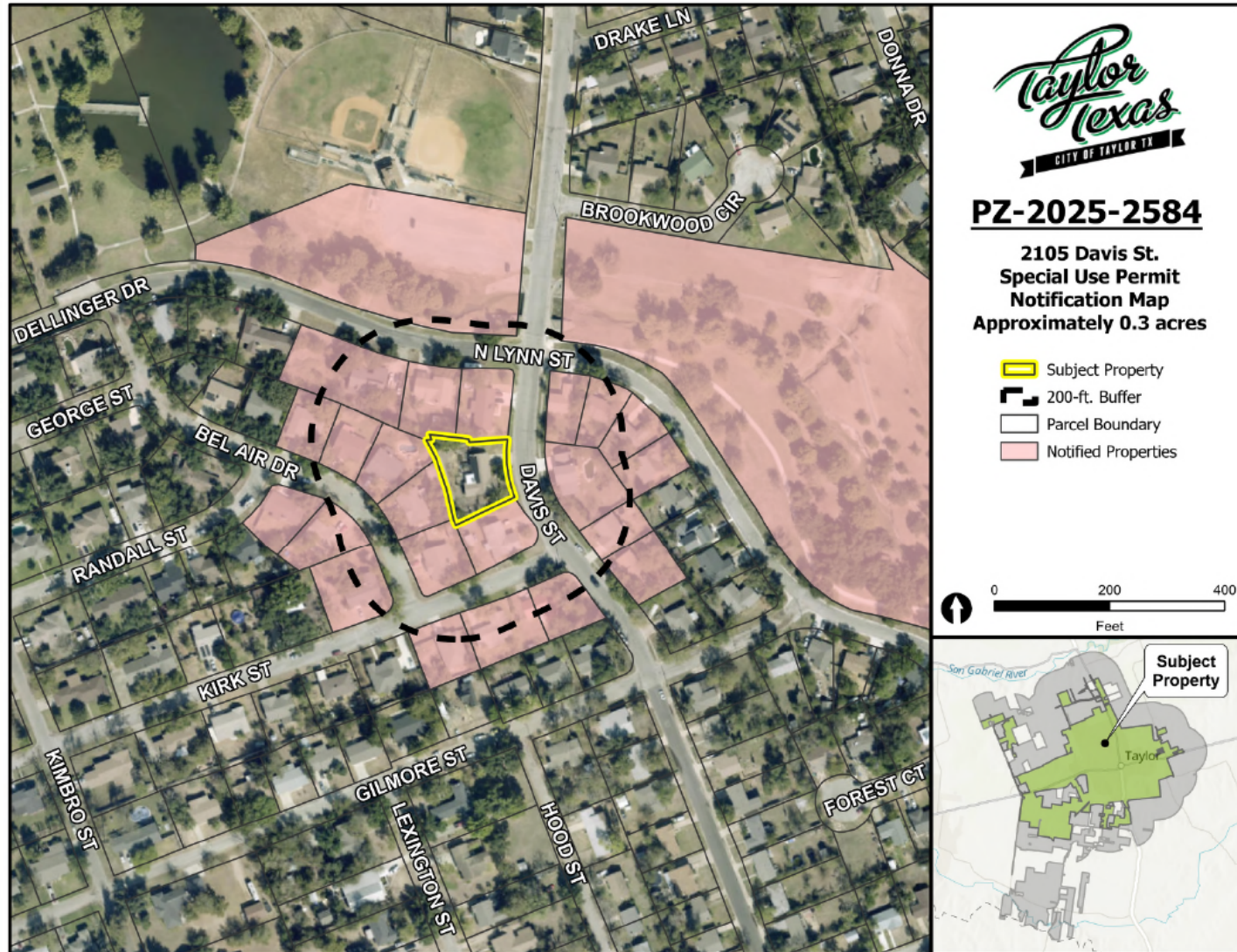
PZ-2025-2584

Special Use Permit for a Home Occupation
2105 Davis Street

Location Map

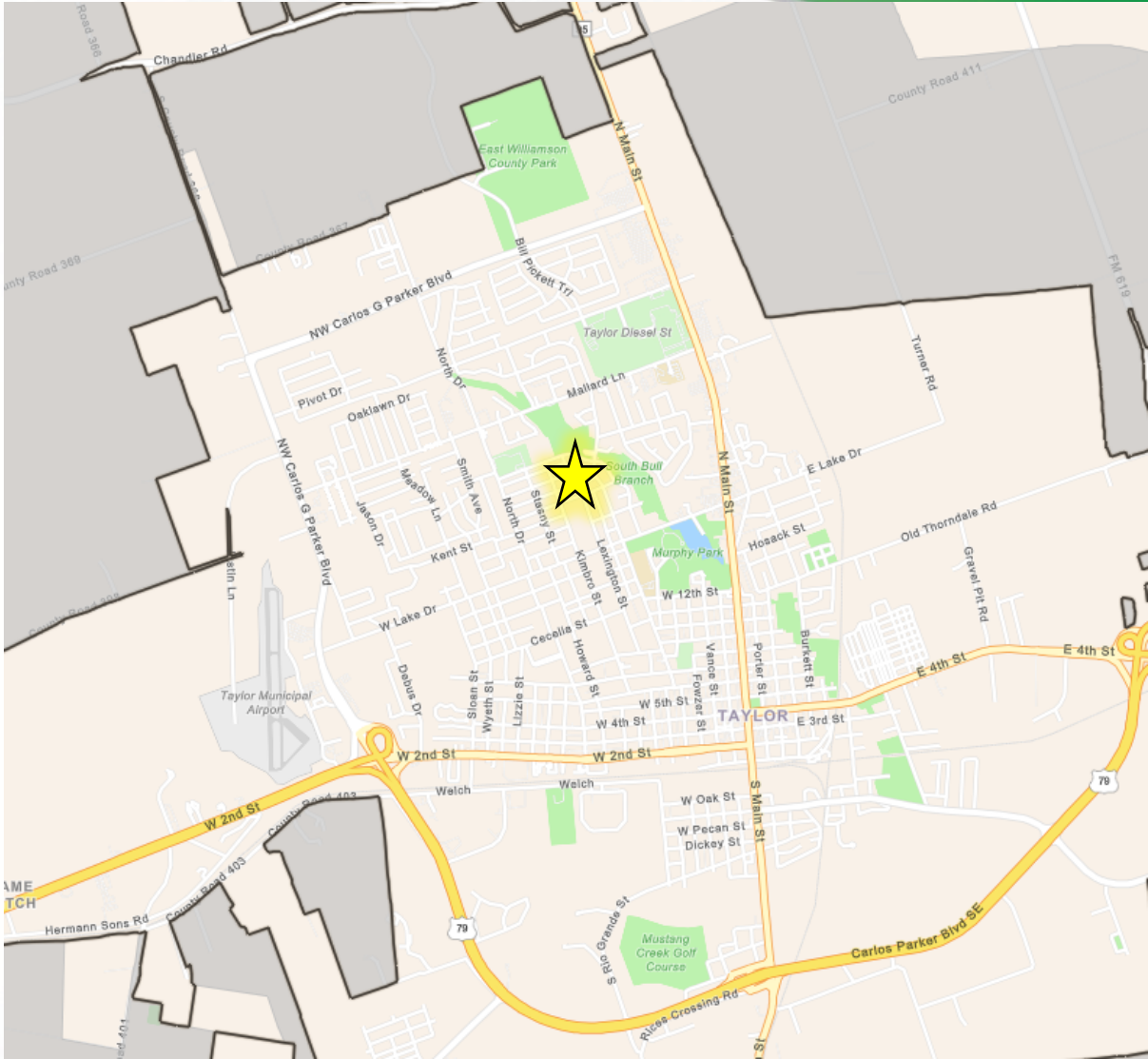


Notification Map



- 24 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received no responses in opposition and one for approval of the request from the notified parties.

Site in Context



★ Site Location

Why an S.U.P is needed

Section 5.9.3.7 HOME OCCUPATIONS

The following standards are intended to permit residents to engage in home occupations that are compatible with residential uses and to ensure that home occupations do not adversely affect the integrity of residential areas. A home occupation shall be considered an accessory use, subject to the following conditions:

- 1. No persons shall be engaged in a home occupation other than persons occupying the subject dwelling unit as their permanent residence;**
2. The home occupation shall be conducted entirely within the principal building or within a permitted accessory structure;
3. There shall be no signs or other exterior visible evidence of a home occupation;
4. There shall be no visible storage of equipment, materials or vehicles that have more than two axles;
5. All home occupations shall comply with the performance standards of Chapter 5

Operations

The Applicant proposes:

1. Operating hours between 10 AM and 7 PM
2. Services to be provided by appointment only for one child/parent at anytime.
3. The resident will run the business with an additional part time employee who is not the resident of the home.
4. Any group events related to the business would be hosted at a local church where they rent a space.



P&Z Recommendation

P&Z Action on November 12, 2025: The Planning and Zoning Commission voted (5-0) to recommend postponing the request until the December 9, 2025, P&Z Meeting.

P&Z Reasoning for Action: Nora Roy recused herself from the discussion due to a conflict of interest. Leaving 4 voting members to take action on the SUP, they voiced concerns about having a quorum and ultimately determined it would be best to postpone so that a more populated consideration can be made on the request.

Additional Consideration: Commissioner Buzan requested staff reconsider the limitation to one employee and possibly allow 2-3.

P&Z Action on December 9, 2025: The P&Z voted (7-0) to recommend approval of the request and to permit up to 2 employees that did not reside within the home at 2105 Davis St.



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Quality of Life

Agenda Item Number: 3.

Agenda Title: Consider approval of an Interlocal Agreement for Countywide hazardous materials response.

Council Action to be Taken: Consider approval of interlocal agreement.

Department Submitted: Fire

Staff Contact: Daniel Baum, Fire Chief

1. PURPOSE / DESCRIPTION

The purpose of this Agreement is to establish a cooperative framework among the County, Cities, and ESDs for the efficient allocation, maintenance, and management of hazardous materials response resources, and to ensure compliance with local, state, and federal regulations.

This Agreement seeks to enhance countywide preparedness and response by defining roles and responsibilities, fostering interagency coordination, standardizing training and operational procedures, and securing funding for necessary resources. By promoting a unified strategy, the Parties aim to improve tactical response capabilities, minimize duplication of efforts, and ensure public safety during hazardous materials incidents.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Taylor Fire Department has been a longstanding member of the Williamson County Hazardous Materials Response Team. In addition to the County itself, the other member agencies are the cities of Cedar Park, Georgetown, Leander, Round Rock, and Williamson County ESD #3 (Hutto Fire Department). The County requested formalizing the team with an ILA to outline the parties' roles and responsibilities.

Generally speaking, the County provides vehicles, equipment, maintenance, and oversight of training, while the Fire Departments provide operational staffing, preventative maintenance, participate in training, and maintain and submit appropriate records.

The City of Taylor does not currently host any of the County assets, so provisions related to their care and preventive maintenance do not apply.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Formalizes the City of Taylor's membership in the Williamson County Hazardous Materials Response Team. • Outlines the parties' roles and responsibilities.	• N/A

4. RECOMMENDATION

Staff recommends approval of the interlocal agreement for Countywide hazardous materials response.

5. FUNDING SOURCE

N/A

6. TIMELINE

Effective upon approval of all parties.

7. OTHER OPTIONS

8. ATTACHMENTS

1. Wilco HazMat ILA Final-Dec2025
2. Presentation - HAZMAT ILA

INTERLOCAL AGREEMENT FOR COUNTYWIDE HAZARDOUS MATERIALS (HAZMAT) RESPONSE

THIS INTERLOCAL AGREEMENT FOR COUNTYWIDE HAZARDOUS MATERIALS (HAZMAT) RESPONSE (“Agreement”) is entered into by and between the Williamson County, Texas (“County”), a political subdivision of the State of Texas, the CITY OF CEDAR PARK, TEXAS; the CITY OF GEORGETOWN, TEXAS; the CITY OF LEANDER, TEXAS; the CITY OF ROUND ROCK, TEXAS; and the CITY OF TAYLOR, TEXAS on behalf of the fire departments (“Cities”), each a home-rule municipal corporation, and the Emergency Service District/s; EMERGENCY SERVICE DISTRICT NO. 3 (“ESD”) located within the County’s jurisdiction, hereinafter referred to collectively as the "Parties" or singularly as a “Party,” whether or not capitalized. This Agreement is established to coordinate the response to hazardous materials (HazMat) incidents, define responsibilities, and enhance countywide emergency preparedness and response.

RECITALS

WHEREAS, the Cities and ESDs currently provide hazardous materials (HazMat) response services within their respective jurisdictions;

WHEREAS, the County owns and maintains HazMat equipment that is utilized by the Cities and ESDs and supports HazMat response operations;

WHEREAS, the Parties recognize the need for a coordinated and efficient countywide approach to HazMat materials response to ensure public safety and resource optimization;

WHEREAS, the Parties desire to enter into this Agreement to establish a framework for the shared use, maintenance, and management of HazMat resources, enhance interagency coordination, and improve response capabilities countywide;

WHEREAS, the authority for entering into this Agreement is found in the Interlocal Cooperation Act, Texas Government Code Chapter 791; and

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the Parties agree as follows:

TERMS

Article I – Purpose

The purpose of this Agreement is to establish a cooperative framework among the County, Cities, and ESDs for the efficient allocation, maintenance, management of HazMat resources, and ensuring compliance with local, state, and federal regulations. This Agreement seeks to enhance countywide preparedness and response by defining roles and responsibilities, fostering interagency coordination, standardizing training and operational procedures, and securing funding for necessary resources. By promoting a unified strategy, the Parties aim to improve tactical response capabilities, minimize duplication of efforts, and ensure public safety during hazardous materials incidents.

Article II – Responsibilities of the County

The County shall be responsible for:

- A. **Operational Support Role in HazMat Response:** Assisting the Cities and ESDs in their HazMat response efforts by providing subject matter expertise, research, and other responsive support as needed. Upon activation of a Party HazMat response, the County may, but is not required to, respond by providing coordination and support of the County's HazMat team, deployment of additional resources to respond to HazMat incidents within the requested area, ensuring a prompt and efficient mitigation strategy, and ensuring adherence to approved countywide standard operating procedures (SOPs), local, state and federal laws.
- B. **Equipment Provision and Maintenance:** Supplying and insuring HazMat response equipment and conducting primary maintenance, including oil changes, repairs, necessary replacements, and upgrades as required. The County shall promptly respond to any mechanical issues and requests for further maintenance as recommended by the Preventative Maintenance Checks which are conducted by equipment operators on each shift.
- C. **Records Management:** Maintaining all documents related to training, equipment maintenance, testing, and inspections, ensuring compliance with state and federal reporting requirements. The County shall provide maintenance logs to be utilized by the Parties.
- D. **Grant Management:** Applying for and managing grant funding for equipment procurement, training, and operational needs, including identifying new funding opportunities to enhance regional preparedness.
- E. **Inventory and Audits:** Conducting regular audits of equipment and ensuring proper inventory tracking, verifying that all resources remain in operational condition.
- F. **Emergency Operations Center (EOC) Support:** Providing logistical and operational support during HazMat incidents, ensuring a coordinated response with all stakeholders.
- G. **HazMat Clean-Up Contracts:** Managing and overseeing contracts with third-party vendors for hazardous materials clean-up and disposal, ensuring compliance with environmental regulations and cost-effectiveness.
- H. **Coordination with State and Federal Agencies:** Liaising with relevant state and federal agencies to facilitate regulatory compliance, technical assistance, and additional resources during large-scale HazMat incidents.
- I. **Fire Cost Recovery** – The County fire marshal's office shall either write a citation to the responsible party that caused the HazMat release following state and/or local code regulations, file criminal charges if warranted, and/or use a third-party billing company to recover response costs.
- J. **Self-Contained Breathing Apparatus (SCBA)** The County shall also be responsible for all annual testing and maintenance of County owned SCBA and respiratory equipment.

Article III – Responsibilities of the Cities and ESDs

The Cities and ESDs shall be responsible for:

- A. **Proper Care of HazMat Equipment:**
 - 1. *Preventative Maintenance Checks:* Conducting daily inspections, routine upkeep per manufactures recommendations, and accountability of HazMat equipment to ensure operational readiness. All daily inspections shall be conducted by a HazMat trained

operator and recorded in a maintenance log, which shall be provided to the County monthly. The maintenance log, supplied by the County, shall document that each equipment was checked/tested, the date and time of the inspection, and the name of the inspector. If mechanical issues or damage are discovered during a daily inspection, the Party in possession shall notify the County within twenty-four (24) hours, or immediately if it is a mission critical device or piece of equipment. Routine upkeep shall include a weekly driving test, fluid, emergency lights, and siren checks to ensure proper vehicle function. The Cities and ESDs are not authorized to make modifications, repair, removal, or upgrades without the County's written consent.

2. *Equipment Responsibility:* Ensuring that all employees using HazMat equipment and vehicles will comply with all applicable laws regarding its operation. HazMat vehicles shall only be operated by a trained and licensed operator per State law. The Party in possession of the HazMat equipment and/or vehicles shall cover the costs for repairs, due to damages beyond reasonable wear and tear caused by misuse or negligence, ensuring accountability for the proper handling of equipment.
 3. *Failure to Provide Proper Care of HazMat Equipment:* If a Party fails to perform the required preventative maintenance, adhere to equipment responsibility requirements, or causes damage beyond reasonable wear and tear without reimbursement of expenses, the County reserves the right to remove the affected equipment from that Party's use and possession and seek financial reimbursement. A Party shall be responsible for any lost equipment and/or damaged equipment due to negligence as determined by the County.
 4. *Annual SCBA and Respiratory Mask FIT Testing:* All Parties are responsible for their personnel for ensuring that every team member completes annual SCBA and respiratory mask FIT testing on Party and County owned equipment. Each Party is responsible for maintaining these records.
- B. **Tactical Response:** Providing 24/7 staffing of HazMat certified personnel and deployment of resources to respond to HazMat incidents within their respective jurisdictions, county, and Region, ensuring a prompt and efficient mitigation strategy, and ensuring adherence to approved countywide standard operating procedures (SOPs).
- C. **Crew Training:** Leading training and ensuring that personnel receive regular training on HazMat response procedures, equipment use, and safety protocols in accordance with federal and state regulations. All training certifications shall be provided to the County for records management.
- D. **Incident Documentation and Reporting:** Providing comprehensive reports on HazMat incidents, including response measures taken, resource utilization, and lessons learned to improve future preparedness. Documentation shall be reviewed by the Countywide HazMat Board and provided to the Williamson County Fire Marshals Office for records management. Each Party shall be responsible for ensuring the County Fire Marshals office has up to date contact information for personnel that are part of the County hazmat team.
- E. **Participation in Countywide Drills:** Engaging in biannual multi-jurisdictional training exercises, simulations and after-action reviews (AARs) to enhance inter-agency coordination and response effectiveness.

- F. **Records:** Each Party shall submit annually (September 1) to the Fire Marshal an approved/active HazMat Tech roster along with their annual fit test records, and a copy of their driver's license for approved driver/operators for the Counties hazmat truck operation.
- G. **County Public Safety Technology requirements.** All Parties and devices accessing the Williamson County Network, or data hosted by Williamson County, shall comply with Williamson County IT standards for identity, access controls, and security. These are available by contacting Williamson County Technology Services.

Article IV – Countywide HazMat Board

A. Formation:

- 1) The Countywide HazMat Board (“Board”) is hereby established as the governing body responsible for approving SOPs relating to HazMat response.
- 2) The Board shall be composed of one representative, at the Chief Officer Level, appointed by each participating Party (“Board Representative”).
- 3) Each Party shall notify the County Fire Marshal's office and all other Parties in writing of its appointed Board Representative within thirty (30) days of execution of this Agreement.

B. Duties: The Board shall:

- 1) Approve any operational and tactical SOPs for HazMat response.
- 2) Plan and coordinate responses to large-scale HazMat incidents across jurisdictions, ensuring a standardized approach.
- 3) Ensure and oversee consistency in training and certification standards across all responding agencies and facilitating mutual aid support.
- 4) Evaluate equipment needs and recommend purchases or upgrades.
- 5) Conduct after-action reviews and recommend improvements based on incident response evaluations, identifying best practices and areas for enhancement.
- 6) Establish communication protocols to ensure effective information-sharing during HazMat incidents.

C. Tactical Leadership Teams:

- 1) Each Board Representative shall appoint an additional representative, at the Company Officer Level, with appropriate expertise to serve on the tactical leadership team.
- 2) The tactical leadership team shall be responsible for drafting and revising SOPs for submission to the Board.
- 3) The tactical leadership team shall meet as needed to ensure efficient HazMat response coordination.

D. Meetings and Voting:

- 1) The Board shall convene quarterly to review progress, discuss policy recommendations, address any operational concerns, and evaluate regional preparedness.

- 2) The Board may convene special meetings as needed.
 - 3) Decisions, including the approval of SOPs, shall be made by a majority vote of the Board Representative.
- E. **Funding and Resources:** Each Party shall be responsible for its own costs related to participation in the Board and tactical leadership teams.
- F. Article V – Term and Termination
1. **Term:** This Agreement shall be in full force and effect as of the date of the last Party’s execution below (“Effective Date”) and shall continue till September 30, 2026. The Agreement will automatically renew for a one-year period on October 1st of each successive year (“Renewal Date”). A Party may choose not to renew the Agreement by providing written notice to the other Parties no later than thirty (30) days prior to the applicable Renewal Date. Upon termination, the nonrenewing Party shall return any County-owned equipment in its possession.
 2. **Termination:** Any Party may withdraw from this Agreement upon providing ninety (90) days’ written notice to the other Parties. Upon termination, the withdrawing Party shall return any County-owned equipment in its possession.
 3. **Continuation of Services:** In the event of withdrawal by any Party, remaining Parties shall evaluate and adjust their resource allocations to ensure the continuity of HazMat response services. Likewise, if a Party chooses not to renew this Agreement, that decision shall have no effect on the validity and continuing applicability of this Agreement on the remaining parties.

Article VI – Liability

1. Each Party shall be responsible for its own acts and omissions in the performance of this Agreement. Each Party shall be responsible for any injuries or death to its employees while performing HazMat response services under this Agreement. A Party shall not be liable for benefits or any other compensation for injuries to or death of any other party’s employees while performing HazMat response services under this Agreement.
2. This Agreement does not create any employment relationship between the Parties; each Party remains an independent entity responsible for its personnel and operations.
3. Specifically citing Texas Government Code Section 791.006(a-1), the Parties agree that, for purposes of determining civil liability for non-party claims, the act of any person or persons while providing HazMat response services, or in any other services provided in accordance with this Agreement, shall be the act of the Party performing such act. The payment of any and all civil or other liability, including liability on the basis of negligence, resulting from the furnishing of services under this Agreement is the responsibility of the individual Party performing such acts. This shall specifically include, but not be limited to, the payment of court costs, expenses, and attorney’s fees resulting from any such claim or lawsuit.
4. Each Party’s monetary obligations, if any, are for the performance of governmental functions or services and are payable only from the current revenues appropriated and available for the performance of those functions or services.
5. It is expressly understood and agreed that the entering into and execution of this Agreement does not waive, modify or alter, nor shall be deemed to waive, modify, or alter, any immunity or defense

that would otherwise be available to a Party against third-party claims arising from activities performed under this Agreement.

Article VII – Amendments and Modifications

This Agreement may be amended or modified upon mutual written agreement of all Parties. Proposed amendments shall be reviewed by the HazMat Board before implementation to ensure alignment with operational goals.

Article VIII – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

IN WITNESS WHEREOF, the undersigned representatives of the County, Cities, and ESDs execute this Agreement as of the Effective Date.

Williamson County

By: _____

Name: Steven Snell

Title: County Judge

Date:

Address: 710 S Main St

Georgetown, TX 78626

City of Cedar Park

By: _____

Name:

Title:

Date:

Address:

City of Georgetown

By: _____

Name:

Title:

Date:

Address:

City of Leander

By: _____

Name:

Title:

Date:

Address:

City of Round Rock

By: _____

Name:

Title:

Date:

Address:

City of Taylor

By: _____

Name: Brian LaBorde

Title: City Manager

Date: 01/08/2026

Address: 400 Porter St., Taylor 76574

ESD NO. 3

By: _____

Name:

Title:

Date:

Address:

Williamson County HAZMAT ILA

Daniel Baum, Fire Chief

January 8, 2026

Background & Staff Analysis

- The Taylor Fire Department has been a longstanding member of the Williamson County Hazardous Materials Response Team.
- The member agencies of the team include the Williamson County Fire Marshal's Office and the fire departments from Cedar Park, Georgetown, Hutto, Leander, Round Rock, and Taylor.
- The County provides vehicles, equipment, maintenance, and training oversight while the fire departments provide the operational staffing of the team.

Background & Staff Analysis

- While the team has been in operation for many years, there has never been a formal agreement outlining the roles and responsibilities of the parties.
- At the request of Williamson County, an ILA has been drafted to formalize the arrangement.
- Being that Taylor does not currently host any of the county-owned assets, the provisions related to their care and preventative maintenance do not apply.

Recommendation

- Staff recommends approval of the interlocal agreement for Countywide hazardous materials response.



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Quality of Life

Agenda Item Number: 4.

Agenda Title: Consider ratifying the City Manager's appointment of Victor Gonzalez to the Civil Service Commission.

Council Action to be Taken: Approve the ratification of the City Manager's appointment of Victor Gonzalez to the Civil Service Commission.

Department Submitted: City Management

Staff Contact: Brian LaBorde, City Manager
LaShon Gros, Managing Director of Administrative Services

1. PURPOSE / DESCRIPTION

This item is for Council to confirm the City Manager's appointment of Victor Gonzalez to the Civil Service Commission for a 3-year term.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor adopted Civil Service for sworn Police and Firefighters in 2004, based on Chapter 143 of the Texas State Local Government Code. Local Government Code 143.006 states that the Civil Service Commission shall be appointed by the City Manager and confirmed by Council. Duties of the commission include adopting local Civil Service Rules and Regulations to comply with state law, review hiring and promotional processes and on occasion hear disciplinary appeals and conduct investigations into employment related matters.

Commission Member, Tammy Sharp resigned February 20, 2025. Mr. LaBorde is recommending the appointment of Mr. Gonzalez for a 3-year term beginning immediately and ending January 31, 2029.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
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•	•
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4. RECOMMENDATION

Confirm Mr. LaBorde's appointment of Victor Gonzalez to the Civil Service Commission for a 3-year term.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS

Do not approve the City Manager's appointment and continue soliciting applicants.

8. ATTACHMENTS

1. Civil Service Board Roster - January 2026 (packet)
2. Victor Gonzalez application
3. Presentation - Civil Service Commission Appointment

Civil Service Board		01-2026	
TERM (Yrs)	MEMBER	APPOINTED	EXPIRES
3	Victor Gonzalez	1-2026	1-2029
3	Louis Cappozzoli	10-2024	1-2027
3	Kimberly Hill	7-2019; 2022, 2025	1-2028

Staff liaison: LaShon Gros

Members: 3

Duties: To adopt rules regarding hiring and promotional processes, the disciplinary process, maintenance of personnel files, and other subjects as defined by Civil Service Law.

Appointed by: City Manager, ratified by Council

Meets: As needed.

At the July 28, 2022 Council meeting, Council voted to change the term dates for the commissioners from beginning their term in July to beginning their term in January, to align with LGC 143.006.

From: noreply@civicplus.com
To: [City Clerk Email Group](#)
Subject: Online Form Submittal: City of Taylor Board and Commission Application
Date: Monday, December 29, 2025 9:51:17 AM

This sender is trusted.

City of Taylor Board and Commission Application

Note

All information on this application is public information pursuant to the Texas Public Information Act. All individuals appointed to serve on a board/commission will be required to complete one hour of training relative to the Texas Open Meetings Act & Texas Public Information Act. Applicants for Zoning Board of Adjustments, Planning and Zoning Commission, and Parks and Recreation Board must be a legal resident of the United States and a voting resident who lives and resides in the City of Taylor.

First Name	Victor
Last Name	Gonzalez
Residence Address	710 W 11th St
How long have you resided at this address?	5.5 years
City	Taylor
State	Texas
Zip	76574
Mailing Address if different from Residence Address	<i>Field not completed.</i>
E-mail	vgon88@gmail.com
Phone Number	512-925-3738
Occupation	Senior Facilities Construction Inspector
Employer	HDR Inc.
Employer Address	710 Hesters Crossing Rd #150 Round Rock, Texas

Work Phone Number	737-412-2006
Are you a Business Owner?	No
If you answered yes to being a Business Owner, provide your Business Name and Address:	<i>Field not completed.</i>
Please list any professional and/or community activities you are involved in:	Taylor Garden Club
Please list any areas of expertise, experience, training, skills or interests which you believe qualifies you for the membership on the board or commission being selected:	I spent 9 years as a Director at Travis County Emergency Services District No. 2. I have extensive knowledge of fire service administration and day to day operations.
Attach any additional documentation here (ex:Resume):	<i>Field not completed.</i>
Are you a legal resident of the United States?	Yes
Do you live in the City limits of Taylor?	Yes
Are you a registered to vote in the City of Taylor?	Yes
Have you ever been convicted of a crime (excluding traffic violations)?	No
If yes, please list convictions below:	<i>Field not completed.</i>
Boards and Commissions	

A person may not be appointed by the City Council to serve on more than one board or commission simultaneously, with the exception of the Zoning Board of Adjustment.

Please mark your choice below and limit your selection to no more than **(3) three** boards or commissions.

I AM INTERESTED IN
SERVING ON THE
FOLLOWING
BOARDS OR
COMMISSIONS:

Civil Service Board (appointed by City Manager)

Additional Comments:

Chief Baum asked me if I would be interested in serving on the Civil Service Board.

Terms and Attendance

Yes

Please note the following items:

- *All applications must be submitted to the City Clerk at least 10 business days prior to City Council making appointments.*
- *Annual appointments are made in February and August of each year. The August meeting is for appointments to fill current vacancies and the February meeting is reserved for a full review of all boards, attendance records, and re-appointments.*
- *All persons (whether current sitting members or not) must go through the application process.*
- *Applications stay on file for two years.*

PLEASE READ THE FOLLOWING STATEMENT CAREFULLY BEFORE
SUBMITTING YOUR APPLICATION:

I CERTIFY THAT ALL STATEMENTS THAT I HAVE MADE ON THIS APPLICATION AND ANY OTHER SUPPLEMENTARY MATERIALS ARE TRUE AND CORRECT. I HEREBY AUTHORIZE THE CITY OF TAYLOR TO INVESTIGATE THE ACCURACY OF THIS INFORMATION FROM ANY PERSON OR ORGANIZATION, AND I RELEASE THE CITY OF TAYLOR AND ALL PERSONS AND ORGANIZATIONS FROM ALL CLAIMS AND LIABILITIES ARISING FROM SUCH INVESTIGATION OR THE SUPPLYING OF INFORMATION FOR SUCH INVESTIGATION. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION ON THIS APPLICATION OR SUPPLEMENTARY MATERIALS WILL BE CAUSE FOR REFUSAL OF APPOINTMENT OR IMMEDIATE DISMISSAL AT ANY TIME DURING THE PERIOD OF MY APPOINTMENT

Email not displaying correctly? [View it in your browser.](#)

Civil Service Commission Appointment

Civil Service Commission Appointment

- The Civil Service Commission is a 3-member commission.
- One seat has been vacant since February 20, 2025.
- The City Manager is recommending appointment of Victor Gonzales.
- TLGC 143.006 requires the City Manager to appoint the member to the commission and the Council to ratify the appointment.



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure

Agenda Item Number: 5.

Agenda Title: Consider ratifying an emergency expenditure to RUTS Construction, LLC for repairs to a damaged waterline.

Council Action to be Taken: Approve on consent

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works

1. PURPOSE / DESCRIPTION

On the morning of December 24th the on-call utility crew responded to a report of a water leak south of the intersection of T H Johnson Dr. and N Main St. Upon excavation, the leak was found to be coming from the 18" CSC transmission line that runs North to South along Main Street located next to an 8" fire line tap for Main Street Elementary. Due to the type of pipe material, a contractor was needed to perform the repair.

The scope of work included removal of the section of pipe including the fire line tap, replacement of the tap and reconnecting the fire line. RUTS has performed emergency repairs for the city on this type of pipe in the past and was able to respond immediately.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Emergency repairs were necessary to prevent further damage and ensure system integrity after staff identified the leak. Due to the urgency of the situation, staff proceeded with securing the services of an available contractor, RUTS Construction, to begin work immediately.

In accordance with the City's purchasing policies, emergency procurement was initiated under the authority granted to staff for urgent utility infrastructure repairs. The issuance of the emergency purchase order is being brought to Council for formal ratification. This action is to ratify the emergency expenditure (estimated at \$86,650). There are no prior Council actions related to this specific repair.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• N/A	• N/A

4. RECOMMENDATION

Ratify action taken by the City Manager to approve an emergency expenditure repairing damage to a waterline.

5. FUNDING SOURCE

Utility Fund (340-708-539 / Other Contract Services)

6. TIMELINE

N/A

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. Emergency Justification form 18 inch water line repair 12.29.25
2. Emergency Purchasing Rider RUTS Construction
3. Presentation - Water Line Repair

APPENDIX B

EMERGENCY PURCHASE JUSTIFICATION FORM

This questionnaire has been designed to assist staff in providing information necessary in the processing of emergency requisitions for the purchase of products and/or services. Please complete and forward to Purchasing. If more space is needed, please attach additional page(s).

REQUISITION NO.: _____

1. State the reason for the emergency purchase by explaining what the emergency is and/or what caused the emergency situation: *Repair to main water transmission line*
2. State the financial or operational damage/risk that will occur if needs are not satisfied immediately (do not simply say there will be a loss or some damage): *Financial loss due to loss of water from leak. Operational damage/risk if leak gets worse from untimely fix.*
3. State why the needs were not or could not be anticipated so that goods/services could not have been purchased following standard procedures: *Emergency failure of fire line tap.*
4. State the reason and process used for selecting the vendor (attach all quotes/proposals received from other sources, if applicable): *Have used Rangeline on previous repairs of water transmission main.*
5. State the part of the City's Purchasing Policy this Emergency Purchase falls under: *To preserve or protect the health and safety of the municipality and the residents.*

I certify that the above statements are true and correct, and that no other material fact or consideration offered or given has influenced this recommendation for an emergency procurement.

Submitted By: *Sean Rotthoff Sean Rotthoff*

Department Director: *[Signature]*
Authorized Signature

12/29/25
Date

City Manager: *Brian LaBorde*
Authorized Signature

12/29/25
Date

**CONTRACT AND PURCHASING RIDER
FOR THE CITY OF TAYLOR, TEXAS**
(Version October 27, 2025)

By submitting a response to a solicitation or bid, or by entering into a contract for goods or services and/or by accepting a purchase order, the contracting party identified below agrees that the below terms and conditions shall govern all agreements with the City unless otherwise agreed to by a specifically executed provision within the contract and if permissible by law. Absent a specifically executed provision, the below terms are BINDING and SUPERSEDE any and all other terms and/or conditions whether oral or written.

1. Application. This Governmental Rider applies to, is part of, and takes precedence over any conflicting provision in or attachment to the Contract (Contract) (attached hereto) of RUTS Construction, LLC, (Vendor). The Contract involved in this Rider is described as follows:

Title of Contract: *Emergency Repair of Water Transmission Line*

2. Payment Provisions. The City's payments under the Contract, including the time of payment and the payment of interest on overdue amounts, are subject to Chapter 2251, Texas Government Code. City reserves the right to modify any amount due to contractor presented by invoice to the city if necessary to conform the amount to the terms of the contract.

3. Multiyear Contracts. If the City's city council does not appropriate funds to make any payment for a fiscal year after the City's fiscal year in which the contract becomes effective and there are no proceeds available for payment from the sale of bonds or other debt instruments, then the Contract automatically terminates at the beginning of the first day of the successive fiscal year. (Section 5, Article XI, Texas Constitution). It is understood and agreed the City shall have the right to terminate the agreement at the end of any City fiscal year if the governing body of the City does not appropriate funds sufficient to continue the contract, as determined by the City's budget for the fiscal year in question. The City may execute such termination by giving contractor a written notice of termination at the end of its then current fiscal year.

4. Best Value Determination. All competitive bids or proposals received shall be evaluated based on the best value for the City. Best value shall be determined any relevant criteria specifically listed in the solicitation and by considering all or part of the criteria listed below:

- a. Bid price.
- b. Reputation of the bidder and of bidder's goods and services.
- c. The quality of the bidder's goods or services.
- d. The extent to which the goods or services meet the City's needs.
- e. Bidder's past relationship with the City. All vendors shall be evaluated on their past performance and prior dealings with the City to include, but not limited to, failure to meet specifications, poor quality, poor workmanship, and late delivery.

5. Local Preference. Local Bidder shall be defined as a bidder whose principal place of business is in the municipality (within the city limits). 3% Rule Applies to contracts for the

purchase of real property (land) or personal property that is not affixed to real property (goods). Pursuant to Section 271.905 of the Texas Local Government Code, even if the bid received from a local bidder is not the lowest bid, a preference may still be given to a local bidder if their bid is within 3% of the lowest bid price received from someone who is not a local bidder, if the City determines in writing that the local bidder offers the City the best combination of contract price and additional economic development opportunities for the City created by the contract award, including employment of residents of the City and increased tax revenues of the City. 5% Rule Applies to contracts for construction services in an amount less than \$100,000, or contracts in an amount less than \$500,000 for the purchase of real property (land), personal property that is not affixed to real property (goods), or services (other than construction services). The 5% Rule does not apply to the purchase of telecommunications or information services. Pursuant to Section 271.9051 of the Texas Local Government Code, even if the bid received from a local bidder is not the lowest bid, a preference may still be given to a local bidder if their bid is within 5% of the lowest bid price received from someone who is not a local bidder, if the City determines in writing that the local bidder offers the City the best combination of contract price and additional economic development opportunities for the City created by the contract award, including employment of residents of the City and increased tax revenues of the City.

6. No Ex-Parte Communications during Competitive Bidding Period. To insure the proper and fair evaluation of a response, the City prohibits ex parte communication (e.g., unsolicited) initiated by the proposed contractor to a City official or employee evaluating or considering the responses prior to the time a formal decision has been made. Questions and other communication from vendors will be permissible until 5:00 pm on the day specified as the deadline for questions. Any communication between responder and the City after the deadline for questions will be initiated by the appropriate City official or employee in order to obtain information or clarification needed to develop a proper and accurate evaluation of the response. Ex parte communication may be grounds for disqualifying the offending responder from consideration or award of the solicitation then in evaluation, or any future solicitation.

7. Abandonment or Default. A contractor who abandons or defaults the work on the contract and causes the City to purchase the services elsewhere may be charged for any increased cost of goods, materials and/or services related thereto and shall be considered disqualified in any re-advertisement of the service and may not be considered in future bids for the same type of work for a period of three years for the same scope of work, goods or services.

8. Disclosure of Litigation. Each contractor shall include in its proposal a complete disclosure of any civil or criminal litigation or investigation pending which involves the respondent or which has occurred in the past in which the respondent has been judged guilty or liable by a competent court regardless of whether the Court Order or Judgment is final or on appeal.

9. Cancellation., the City reserves the right to cancel the contract without penalty by providing 30 days prior written notice to the contracting party. Termination under this paragraph shall not relieve the contractor of any obligation or liability that has occurred prior to cancellation. **NOTE: This contract is subject to cancellation, without penalty, at any time the City deems the vendor to be non-compliant with contractual obligations.**

10. Annual Vendor Performance Review. The City reserves the right to review the vendor's performance at the end of each twelve month contract period and to cancel all or part of the agreement (without penalty) or continue the contract through the next period.

11. Compliance with other laws and certification of eligibility to contract. Any offer to contract with the City shall be considered an executed certification that the contractor will shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, (as amended during the contracting period) and any orders and decrees of any court or administrative bodies or tribunals in any matter affecting the performance of the resulting agreement, including without limitation, immigration laws, workers' compensation laws, minimum and maximum salary and wage statutes and regulations, and licensing laws and regulations. When requested, the contractor shall furnish the City with satisfactory proof of its compliance within 10 days or any contract with the City is void.

12. Compliance with all Codes, Permitting and Licensing Requirements. The successful contractor shall comply with all national, state and local standards, codes and ordinances as well as any other authorities that have jurisdiction pertaining to equipment and materials used and their application. None of the terms or provisions of the specification shall be construed as waiving any rules, regulations or requirements of these authorities. The successful bidder shall be responsible for obtaining all necessary permits, certificates and/or licenses to fulfill contractual obligations.

13. Boycott Israel. The City of Taylor may not enter into a contract with a company for goods and services unless the contract contains a written verification from the company that; (i) it does not Boycott Israel; and (ii) will not Boycott Israel during the term of the contract. (Texas Government Code Chapter 2270) by accepting this purchase order, the vendor (Professional or other applicable term defining the contracting party) verifies that it does not Boycott Israel and agrees that during the term of this agreement (contract as applicable) will not Boycott Israel as that term is defined in the Texas Government Code Section 808.001, as amended.

14. Liability and Indemnity of City. Any provision of the Contract is void and unenforceable if it: (1) limits or releases either party from liability that would exist by law in the absence of the provision; (2) creates liability for either party that would not exist by law in the absence of the provision; or (3) waives or limits either party's rights, defenses, remedies, or immunities that would exist by law in the absence of the provision.. (Section 5, Article XI, Texas Constitution)

15. Indemnity and Independent Contractor Status of Contractor. Contractor shall indemnify, save harmless and defend the City, its officers, agents, and employees from and against any and all suits, actions, legal proceedings, claims, demands, damages, costs, expenses, attorney's fees and any and all other costs or fees (whether grounded in Constitutional law, Tort, Contract, or Property Law, or raised pursuant to local, state or federal statutory provision), arising out of the performance of the resulting agreement and/or arising out of a willful or negligent act or omission of the contractor, its officers, agents, and employees. It is understood and agreed that the contractor and any employee or sub-contractor of contractor shall not be considered an employee of the City. The contractor shall not be within protection or coverage of the City's workers' compensation insurance, health insurance, liability insurance or any other insurance that the City from time to

time may have in force and effect. City specifically reserves the right to reject any and all contractor's employees, representatives or sub-contractors and/or their employees for any cause, should the presence of any such person on City property or their interaction with City employees be found not in the best interest of the City, harassing, or is found to interfere with the effective and efficient operation of the City's workplace.

16. Liens. Contractor agrees to and shall indemnify and save harmless the City against any and all liens and encumbrances for all labor, goods and services which may be provided under the resulting agreement. At the City's request the contractor or subcontractors shall provide a proper release of all liens, or satisfactory evidence of freedom from liens shall be delivered to the City.

17. Confidentiality. Any provision in the Contract that attempts to prevent the City's disclosure of information that is subject to public disclosure under federal or Texas law or regulation, or court or administrative decision or ruling, is invalid. (Chapter 552, Texas Government Code)

18. Tax Exemption. The City is not liable to Vendor for any federal, state, or local taxes for which the City is not liable by law, including state and local sales and use taxes (Section 151.309 and Title 3, Texas Tax Code) and federal excise tax (Subtitle D of the Internal Revenue Code). Accordingly, those taxes may not be added to any item. Texas limited sales tax exemption certificates will be furnished upon request. Vendors shall not charge for said taxes. If billed, the City will remit payment less sales tax.

19. Contractual Limitations Period. Any provision of the Contract that establishes a limitations period that does not run against the City by law or that is shorter than two years is void. (Sections 16.061 and 16.070, Texas Civil Practice and Remedies Code)

20. Sovereign Immunity. Any provision of the Contract that seeks to waive the City's immunity from suit and/or immunity from liability is void unless agreed to by specific acknowledgement of the provision within the contract.

21. Governing Law and Venue. Texas law governs this Contract and any lawsuit on this Contract must be filed in a court that has jurisdiction in Williamson County, Texas.

22. Form 1295. For contracts needing City Council approval, the City may not accept or enter into a contract until it has received from the Contractor a completed, and signed TEC Form 1295 complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. The Contractor understands that failure to provide said form complete with a certificate number assigned by the TEC may prohibit the City from entering the Contract. Pursuant to the rules prescribed by the TEC, the TEC Form 1295 must be completed online through the TEC's website, assigned a certificate number, printed, signed and provided to the City. The TEC Form 1295 may accompany the bid or may be submitted separately, but must be provided to the City prior to the award of the contract. Neither the City nor its consultants have the ability to verify the information included in a TEC Form 1295, and neither have an obligation nor undertake responsibility for advising any bidder with respect to the proper completion of the TEC Form 1295.

23. Conflict of Interest Questionnaire. The statements and questionnaires must be filed with the records administrator of the city. A records administrator includes a city secretary, a person responsible for maintaining city records, or a person who is designated by the city to maintain the statements and questionnaires filed under Chapter 176 of the TLGC. A city does not have a duty to ensure that a vendor that is required to file a questionnaire does so. A city that maintains a website is required to post statements and questionnaires that are required to be filed under chapter 176. However, a city that does not have a website is not required to create or maintain one.

24. Any provision of the Contract is void and unenforceable if it authorizes Contractor to amend the Contract at its sole discretion or otherwise without a negotiated and signed amendment to the Contract.

25. Compliance with SB 13 & SB 19. Vendor does not boycott energy companies as those terms are defined in the Texas Government Code §809.001 and will not boycott energy companies during the term of any contract with the City of Taylor. Vendor does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in the Texas Government Code § 2274.001, and that vendor will not so discriminate during the term of any contract with the City of Taylor.

26. Compliance with Foreign Terrorist Organizations. Vendors shall not do business with Iran, Sudan or a foreign terrorist organization while providing products or services to the City of Taylor.

27. Title VI. "The Recipient, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§2000d to 2000d- 4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."

CITY OF TAYLOR, TEXAS

VENDOR

RUTS Construction, LLC

By: _____



City Manager

Title: COO

Date: _____

Date: 12/30/2025

Ratify Emergency Expenditure for Water Line Repair

Jim Gray, Director of Public Works

Location

- Northwest corner of Main Street Elementary property



Incident Summary

- December 24, 2025 - Leak reported south of the intersection of T H Johnson and Main Street
- Leak located at fire line tap for Main Street Elementary
- Temporary repair placed around leak to slow water loss
- No customer service interruptions reported

Emergency Response

- On December 24th staff contacted contractor
- RUTS responded and began work immediately

Procurement & Recommendation

- Emergency procurement initiated per City policy
- Action taken under authority granted for urgent utility repairs
- Staff recommends ratification of emergency expenditure to date
- The City received an estimate of \$86,650.00 for the pipe repairs. Final price will be confirmed once work is complete and all invoices are received.



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure

Agenda Item Number: 6.

Agenda Title: **Consider approval of HDR Task Order 47 Amendment 1 for Local Flood Reduction Projects.**

Council Action to be Taken: Consider approval of HDR Task Order 47 Amendment 1 for Local Flood Reduction Projects.

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works
Jacob Walker, City Engineer

1. PURPOSE / DESCRIPTION

The purpose is to Amend Task Order 47 to expand the project design areas of three drainage projects currently in design, Burkett Street, Velma Drive, and Tammi Lane.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor passed a bond in 2023 that included four local flood reduction projects identified in the City's Drainage Master Plan (DMP) developed in 2022. HDR began work on the design of these improvements in 2024 under task order 47. Three of the four local flood reduction projects have been identified as needing the project area extended due to site constraints or improvements needed to meet City drainage criteria. The projects include Velma Drive Area, Tammi Lane Area, and Burkett Drive Drainage Improvements. The conceptual drainage projects identified in the City's Drainage Master Plan, did not have detailed subsurface utility investigation or easement information required for use during the design phase. HDR is proposing the following professional services to perform the design services needed to develop 100% design documents for the full extents of the projects, which includes additional surveying (performed by others) and additional rights-of-way acquisition.

Robert Powers presented to council on November 13th, 2025 the proposed FY26 Budget Amendment #1. In the amendment it was proposed to expand project areas to increase level of service and to meet design criteria and continue with Burkett Street, Velma Drive, and Tammi Lane, while putting on hold Old Thorndale Road, and the two projects in the 2025 Bond, Gabriel Street and North Drive.

Task Order 47 Amendment 01 total \$127,300.00 and includes the following scope items.

- **Task 1 Project Management**
 - The project management tasks below will be performed throughout the duration of this project to perform the additional tasks for Supplemental Amendment 1.
- **Task 2 Design Data Collection**
 - This task coordinates additional survey and rescoping of remaining SUE budget.
- **Task 6 Construction Documents (100% Design)**
 - This task outlines HDR's effort to perform the additional design services for Velma Drive Area, Tammi Lane Area, and Burkett Drive expanded areas.
- **Task 7 Easement Acquisition**
 - This task outlines HDR's effort to perform the additional services to obtain drainage easements for two parcels. One parcel located in the Velma Drive Area and the other located in the Tammi Lane Area.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
• Increases project limits to better encompass the local flooding impacts. • Extended projects increases level of service to drainage criteria.	• No foreseeable cons

4. RECOMMENDATION

Approve TO 47 Amendment 1 and allow City Manager to execute all necessary documents.

5. FUNDING SOURCE

\$127,000 from the recent budget amendment that reallocated \$1,175,000 in the FY25 CO's previously set aside for the Gabriel St. and North St. drainage projects to be used towards completing the 2024 drainage projects.

6. TIMELINE

Schedule is eight months from Amendment NTP.

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. HDR TO 47 Amendment 01
2. Task Order 47 Amendment 1_Slides



ENGINEERING SERVICES PROPOSAL

Local Flood Reduction Projects

Supplemental Amendment 1

TASK ORDER: TO47

PROJECT BACKGROUND:

The City of Taylor passed a bond in 2023 that included four local flood reduction projects identified in the City's Drainage Master Plan (DMP) developed in 2022. HDR began work on the design of these improvements in 2024 under task order 47. Three of the four local flood reduction projects have been identified as needing the project area extended due to site constraints or improvements needed to meet City drainage criteria. The projects include Velma Drive Area, Tammi Lane Area, and Burkett Drive Drainage Improvements. The conceptual drainage projects identified in the City's Drainage Master Plan, did not have detailed subsurface utility investigation or easement information acquired for use during the design phase.

HDR is proposing the following professional services to perform the design services needed to develop 100% design documents for the full extents of the projects, which includes additional SUE engineering (performed by others) and additional rights-of-way acquisition.

Velma Drive Area Drainage Improvements (Project Id: BB 08):

Velma Drive storm drain system requires the outfall to be placed downstream of the Donna Drive culvert crossing to meet the City drainage criteria 25-year design frequency and to prevent impacts at the Donna Drive crossing. The proposed outfall will penetrate an existing concrete retaining wall for a park trail. Structural details will be provided showing limits of concrete retaining wall removal and mitigation details. The structural mitigation details are intended to restore wall stability and structural integrity due to impacts associated with the outfall pipe installation. See Figure 1 below. This supplemental request includes additional engineering design, design survey coordination, subsurface utility investigation coordination, and easement acquisition.

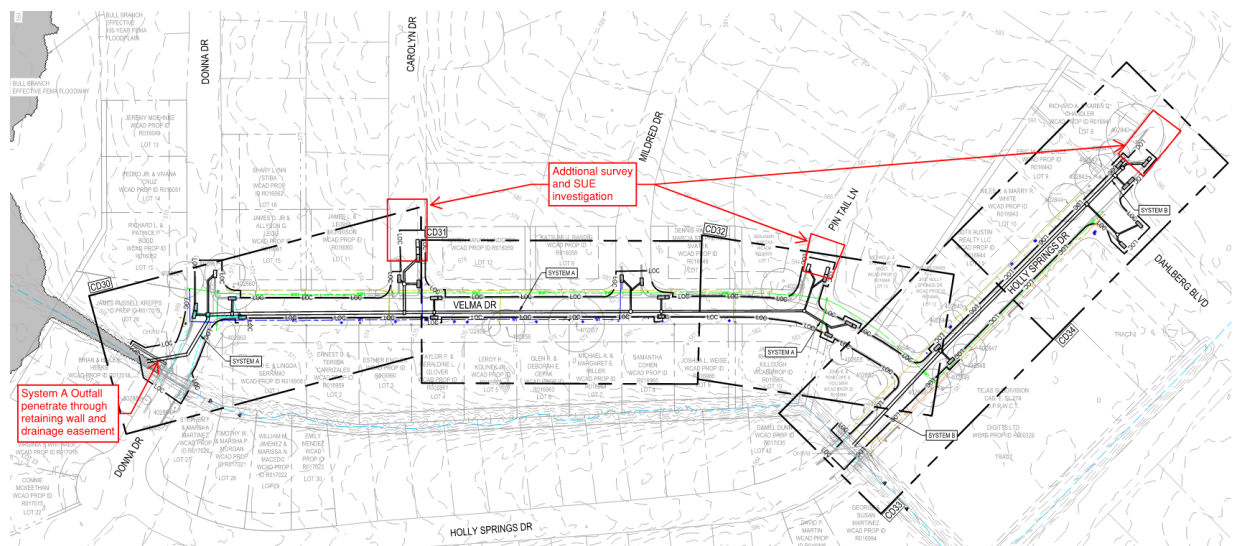


Figure 1: Velma Drive Project Area

Tammi Lane Area Drainage Improvements (Project Id: MC 01):

Tammi Lane Area Drainage Improvements has an existing drainage easement between Hidden Meadow Drive and Kent Street. The easement includes an existing wastewater line located on the eastern side of the easement. To meet clearance requirements, a single 8ft. x 3 ft. RCB is the maximum allowable pipe size that will fit within the easement. This max pipe size provides capacity to carry a design storm frequency just under the 10-year event, acting as a constriction point. To meet the City's design frequency of the 25-year, a proposed bypass trunk line will flow south along Meadow Lane and then west on Kent Street, discharging to the Mustang Creek Tributary. This proposed 42-inch RCP will bypass the constriction at the Hidden Meadow Drive. Additionally, the channel improvements proposed downstream Kent Street and Tammi Lane are not located within a drainage easement. see Figure 2 below. HDR proposes acquiring a drainage easement for the channel improvements. This supplemental request includes additional engineering design, design survey coordination, subsurface utility investigation coordination, and easement acquisition.



Figure 2: Tammi Lane Project Area

Burkett Street Area Drainage Improvements (Project Id: BB 10):

Burkett Street Drainage Improvements project from the drainage master plan currently outfalls to the west through Bull Branch park near the Burkett Street and Lenora Drive intersection. The existing park grading at this location is a slight hill and will require significant excavation. HDR proposes extending the west roadside ditch approximately 330 LF to the south to outfall at an existing swale to Bull Branch. The east side roadside ditch would extend approximately 260 LF to the south flowing into an upgraded 18-inch RCP that connects to the Burkett Street cross culverts. See Figure 3 below. This supplemental request includes additional engineering design, design survey coordination, and subsurface utility investigation coordination.

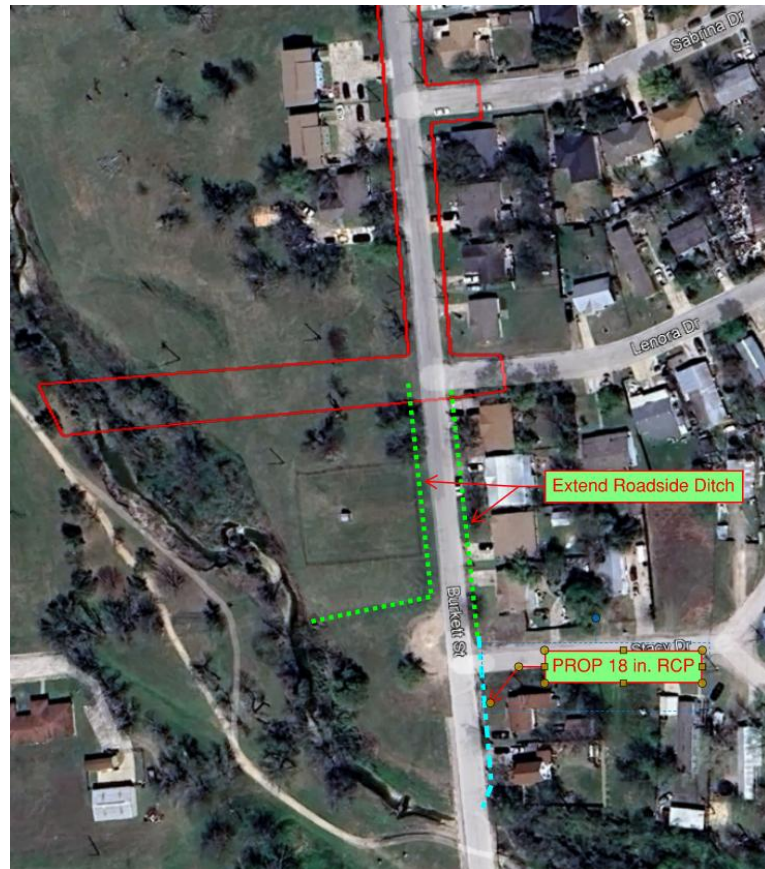


Figure 3: Burkett Street Project Area



SCOPE OF SERVICES TO BE PERFORMED:

HDR will perform the following professional services.

1 **Task 1: Project Management**

The project management tasks below will be performed throughout the duration of this project to perform the additional tasks for Supplemental Amendment 1.

- 1.1. Team Management. HDR will manage project team for duration of project and provide project management services to oversee project quality, progress, and budget.
- 1.2. Monthly Invoicing. HDR will provide monthly invoicing to include progress reports and status updates of tasks completed, on-going and upcoming tasks, issues and challenges encountered.
- 1.3. Status Meetings. HDR will conduct online project status meetings with the City's project sponsor. HDR will prepare a meeting agenda for each meeting, and following each meeting, prepare meeting minutes to summarize key decisions and action items. Assume two meetings.

Task 1 Deliverable:

- Electronic PDF submittals of monthly progress reports, schedule, meeting agendas and minutes.

2 **Task 2: Design Data Collection**

- 2.1 Data Collection. Conduct site visits to observe extended project areas for Velma Drive Area, Tammi Lane Area, and Burkett Drive.
- 2.2 Topographic & Boundary Design Survey: HDR will coordinate with the City's 3rd party survey consultant. HDR will incorporate survey data into the design files.
- 2.3 Subsurface Utility Engineering (SUE): HDR will coordinate efforts with the City's 3rd party SUE consultant. HDR will incorporate SUE results into the design files.

3 **Task 3: Environmental Permitting**

- No additional services are requested.

4 **Task 4: Preliminary 30% Design Documents**

- No additional services are requested.

5 **Task 5: 70% Design Documents**

- No additional services are requested.

6 **Task 6: Construction Documents (100% Design)**

This task outlines HDR's effort to perform the additional design services for Velma Drive Area, Tammi Lane Area, and Burkett Drive expanded areas.

- 6.1 Velma Drive Area: HDR will prepare drawings, cost estimate, and drainage analysis and report to include structural details to penetrate an existing concrete retaining wall to outfall the proposed storm drain system downstream of the Donna Drive culvert crossing. HDR will also relocate proposed storm drain inlets on Carolyn Dr., Pin Tail Ln., and Holly Springs Dr. to meet spacing criteria.
- 6.2 Tammi Lane Area: HDR will prepare drawings, cost estimate and drainage analysis and drainage report update to include a bypass trunk line along Meadow Lane and Kent Street.
- 6.3 Burkett Drive: HDR will prepare drawings, cost estimate, and drainage analysis and report update to include a ~330 LF extension of the west roadside ditch to the south to outfall at an existing swale to Bull Branch and a ~260 LF extension of the east side roadside ditch to the south flowing into a 12 inch RCP that will be upsized to an 18 inch RCP, and connects to the Burkett Drive cross culverts.

Task 6 Deliverables:

Each project area will include the following deliverables.

1. Signed and Sealed Drawings in PDF (Size: 22"x34")
2. Signed and Sealed Drainage Report PDF
3. Signed and Sealed Final OPCC in PDF

7 **Task 7: Easement Acquisition**

This task outlines HDR's effort to perform the additional services to obtain drainage easements for two parcels. One parcel located in the Velma Drive Area and the other located in the Tammi Lane Area.

7.1 Right of Way Administration:

- Communication
 - Attend monthly status meeting with appropriate City of Taylor Staff. Date, time, and location are determined by City of Taylor Staff.
 - Maintain status reports of parcel and project activities and provide bi-weekly status reports to City of Taylor Staff.
 - Attendance of up to one (1) City of Taylor Council meetings.
- Project planning and coordination

- Coordination with staff and/or Contractors.
- Maintain copies of correspondence and contacts with property owners.
- Prepare Introduction Letter and Right of Entry Package and mail via Certified Mail-Return Receipt Requested (CMRRR) to property owner as listed in the Williamson County Appraisal District.
- Request Right of Entry (ROE) for up to 2 parcels.
- Coordination with City contractors and property owner to enter properties under ROEs.
- Coordination with City appraiser and surveyor as needed.

7.2 Appraisal Review Services (2 Parcels):

- Review Appraiser must review appraisal reports for each parcel to determine consistency of values, supporting documentation related to the conclusion reached, compliance with the Uniform Standards of Professional Appraisal Practices.
- Prepare and submit to the City of Taylor Staff a review on a form approved by City of Taylor Staff for each appraisal.
- City of Taylor coordinates with the Review Appraiser (if applicable) regarding revisions, comments, or additional information that might be required. The Review Appraiser must coordinate with the Appraiser.

7.3 Negotiation and Title Services (2 Parcels):

- Secure preliminary title commitment from a City of Taylor approved Title Company. Title Company will also provide title insurance for parcels closing by deed and Commissioner Award.
- Secure title insurance for parcels acquired, insuring acceptable title to the City of Taylor. Written approval by the City of Taylor required for any exception.
- Analyze preliminary title report to determine potential title problems, propose and inform City of Taylor Staff of methods to cure title deficiencies.
- Direct contact with the Title Company to obtain an updated title commitment along with other forms and certified copy of the instrument of conveyance or Purchase Contract necessary when requesting the Parcel Payment from City of Taylor Staff.
- Provide closing services in conjunction with the Title Company and will be required to attend closings if closings are held face to face with the owner.
- Prepare and send the letter transmitting the Landowners' Bill of Rights by CMRRR.
- Attend appraisal inspections with property owner and City appraiser.
- Submit appraisal and appraisal review to City for approval and coordinate appropriate signatures.
- Analyze appraisal and appraisal review reports and confirm the City of Taylor's approved value prior to making offer for each parcel.

- Prepare the initial offer letter, purchase contract, instruments of conveyance, and other documents required or requested by the City of Taylor on applicable City of Taylor forms.
- The written offer, and appraisal report must be sent to each property owner or the property owner's designated representative through CMRRR. Maintain follow-up contacts and secure the necessary instruments upon acceptance of the offer for closing. Retain copies of the unsigned CMRRR receipt and the appraisal as support for billing purposes.
- Respond to property owner inquiries verbally and in writing within two (2) business days.
- Prepare a negotiator contact report for each parcel per contact, on City of Taylor approved form.
- Copies or working file documents may be kept by the Contractor. Maintain parcel files of original documentation related to the purchase of real property or property interests.
- Transmit to City of Taylor Staff written counteroffer from property owners including supporting documentation, and Contractor recommendation regarding Administrative Settlements.
- Prepare and mail the documents of conveyance by CMRRR.
- Coordinate necessary approvals with City Attorney and City Staff for changes to documents and settlements as required.
- Prepare the final offer letter and instruments of conveyance, and other documents required or requested by the City of Taylor on applicable City of Taylor forms and mail by CMRRR.

Scoping Assumptions / Exclusions

- City will provide 3rd party consultant services including survey and subsurface utility engineering investigation.
- City of Taylor Drainage Design and Analysis Criteria, as provided in the Engineering Manual, will be used to complete the design.
- FEMA Conditional/Letter of Map Revision (CLOMR/LOMR) is not included.
- Design intent is to meet drainage criteria identified in the Drainage Master Plan. Larger events can occur and flooding is still possible within the project area.
- City will provide coordination and outreach with property owners.
- Bid Phase and Construction Phase are not included in this Design Phase scoping.
- The following are assumptions and exclusions for drainage easement acquisition:
 - Charges from the Title Company for the preliminary title commitments will be paid by the City of Taylor and are not included in HDR's negotiated fee schedule.
 - The charges from the Title Company for the title insurance will be



paid by the City of Taylor and are not included in HDR's negotiated fee schedule.

- Curative services do not include costs/expenses that qualify as payment of incidental expenses to transfer real property to City of Taylor.
- Fees related to obtaining certified court documents and fees for recording, which are not collected at the closing of the parcel, shall be direct pass-through fees at the exact cost supported by the county courthouse receipts.
- It is not anticipated that condemnation will be needed, and condemnation support services are excluded from this scope and fee.
- The City will contract and issue payment directly to the appraiser.

ENGINEER'S FEE:

Compensation for the Engineer's service under this Supplemental Amendment 1 shall be on the basis of Lump Sum. The breakdown for the Lump Sum amount is summarized below.

DESIGN PHASE SERVICES

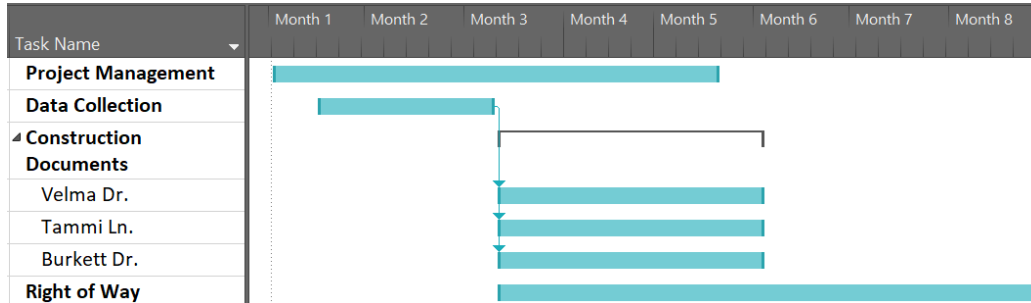
Task 1: Project Management.....	\$ 6,000.00
Task 2: Design Data Collection	\$ 4,900.00
Task 3: Environmental Permitting Needs.....	\$ 0.00
Task 4: Preliminary 30% Design Documents.....	\$ 0.00
Task 5: 70% Design Documents	\$ 0.00
Task 6: Construction Documents (100% Design)	\$ 68,000.00
Task 7: Easement Acquisition	\$ 47,500.00
Direct Expenses	\$ 900.00

TOTAL DESIGN ENGINEERING SERVICES	\$ 127,300.00
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WORK SCHEDULE:

The project schedule to perform professional services to develop construction documents is shown below. Durations may vary based on outside factors and conditions beyond Engineer's or City's control such as easement acquisitions or franchise utility relocation delays.



CITY RESPONSIBILITIES:

- 1.1 Topographic & Boundary Design Survey: City will contract directly with 3rd party surveyor to obtain and provide design level survey of the project area extension as defined by HDR in City Responsibilities.
- 1.2 Subsurface Utility Engineering (SUE): City will contract directly with 3rd party to obtain subsurface utility exploration (SUE) data including location, size, depth and utility type in the project area extension defined by HDR needed to perform the design services described herein.

This Task Order 47 Supplemental 1 is executed this _____ day of _____, 2025.

CITY OF TAYLOR, TEXAS

"OWNER"

BY: _____

NAME: _____

TITLE: City Manager

ADDRESS: 400 Porter St.

Taylor, TX 76574

HDR ENGINEERING, INC.

"ENGINEER"

BY: Cory Shockley

NAME: Cory Shockley

TITLE: Vice President

ADDRESS: 710 Hesters Crossing, Ste. 150

Round Rock, TX 76574

HDR TASK ORDER 47 AMENDMENT 01 LOCAL FLOOD REDUCTION PROJECTS

SUMMARY

- Task Order 47 Amendment 01 includes scope and fee for Project Management, Design Data Collection, Construction Documents (100% Design), and Easement Acquisition.
- Project extension extents includes Burkett Street, Velma Drive, and Tammi Lane.
- Task Order amount: \$127,300.00 from 2024 & 2025 Certificate of Obligation Funds.
 - Funds from Old Thorndale Road, Gabriel Street, and North Drive drainage projects were redistributed to fund the extension of the three remaining 2024 drainage projects on the December 11th council meeting, Item 4, Amendment of FY 2026 Annual Budget

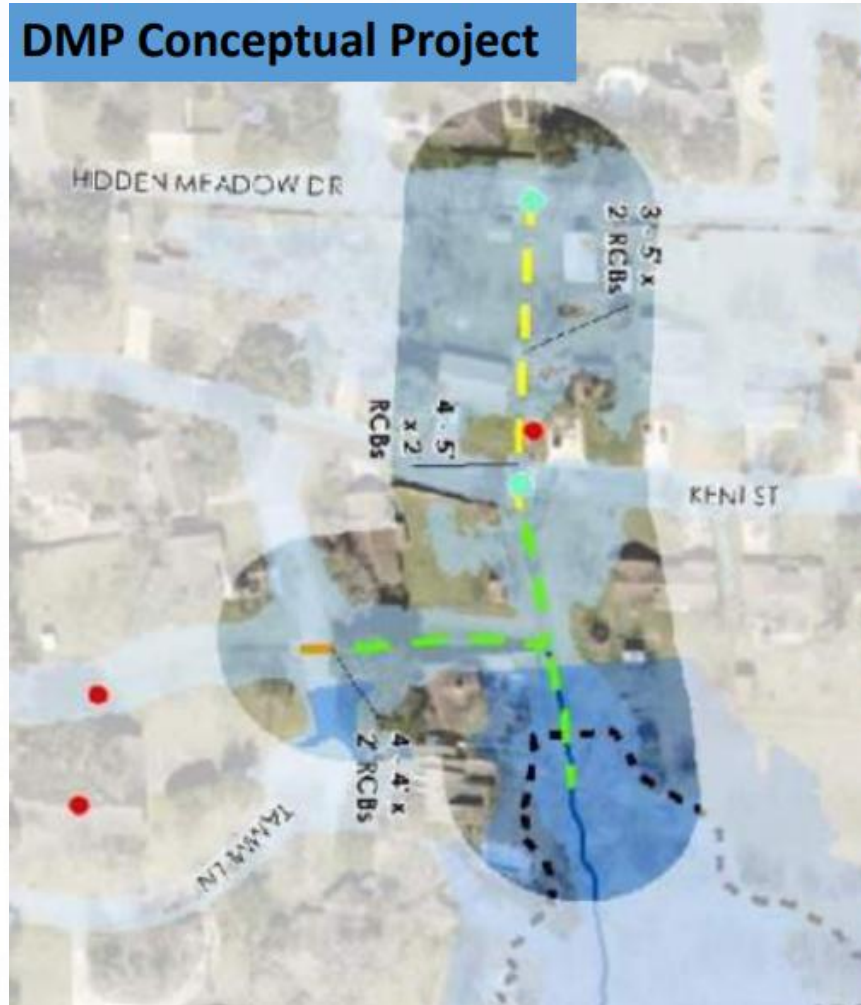
SCOPE OF AMENDMENT AND BACKGROUND

This amendment extends the project extents for three of the drainage projects, Burkett Street, Tammi Lane, and Velma drive. These projects were identified at a high level in the Drainage Master Plan. Once design began there were areas identified to extend the project area to provide a more complete drainage solution.

- **Task 1 Project Management**
- The project management tasks below will be performed throughout the duration of this project to perform the additional tasks for Supplemental Amendment 1.
- **Task 2 Design Data Collection**
 - This task coordinates additional survey and SUE 3rd party consultants data collection.
- **Task 6 Construction Documents (100% Design)**
 - This task outlines HDR's effort to perform the additional design services for Velma Drive Area, Tammi Lane Area, and Burkett Drive expanded areas.
- **Task 7 Easement Acquisition**
 - This task outlines HDR's effort to perform the additional services to obtain drainage easements for two parcels. One parcel located in the Velma Drive Area and the other located in the Tammi Lane Area.

EXAMPLE PROJECT EXTENSION, TAMMI LANE

DMP Conceptual Project

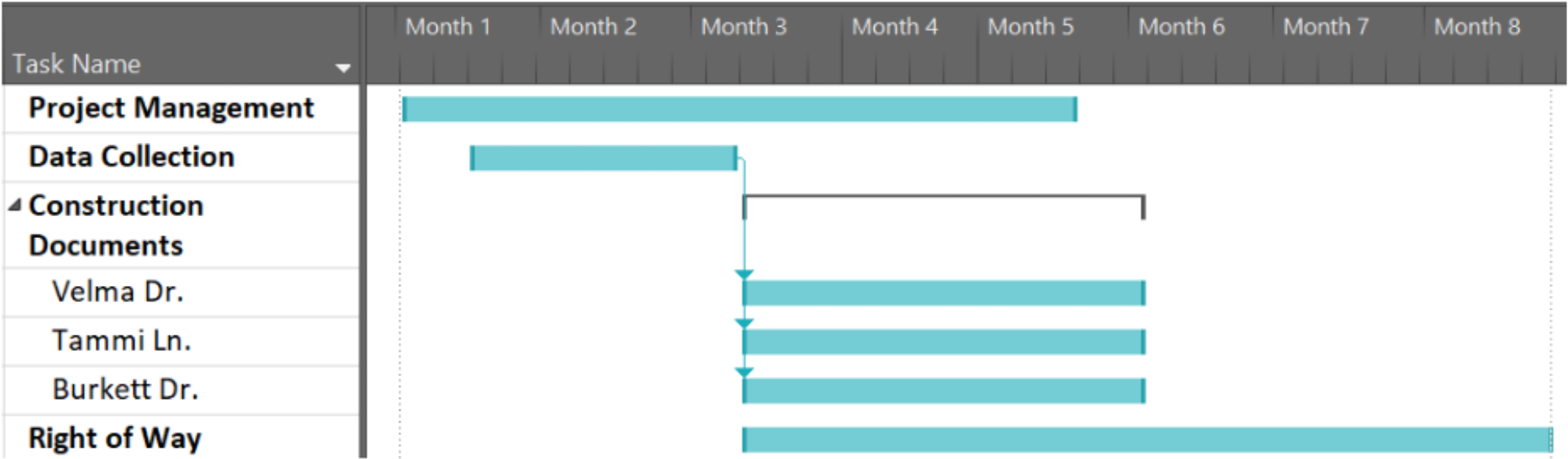


Proposed Expanded Project



TIMELINE

- Design timeline is eight months from approval of Amendment 01.



QUESTIONS?



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Economic Vitality

Agenda Item Number: 7.

Agenda Title: Hold a public hearing and introduce Ordinance 2026-03, a proposed voluntary annexation of approximately 48.089 acres, generally located at 633 County Road 401, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R019180 and R019231, and the Official Public Records of Williamson County, Texas, Document No. 2022087192, part of and out of the H.T. & B.R.R. Co. Survey, Abstract No. 315, James C. Eaves Survey, Abstract No. 214, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Council Action to be Taken: Hold a public hearing and introduce Ordinance 2026-03

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

The property owner, Taylor48 LLC, has submitted a petition for voluntary annexation to bring the subject property into the City of Taylor city limits and has collaborated with the city's Development Services Department to create an Employment Center Plan referred to as Project Comal for the subject property.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The property owner, Taylor48 LLC, has submitted a request for voluntary annexation of approximately 48.089 acres. The subject property is located within the Employment Center Special Zone on the City's Future Land Use Map, consistent with the Employment Center Place Type. In January 2025, the City approved a voluntary annexation of approximately 163.25 acres adjacent to the subject site. The current request seeks to incorporate additional acreage into the proposed development known as Project Comal (formerly referred to as Taylor HQ).

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Increases the area of the City of Taylor City Limits. • Ad valorem and sales taxes available to the City (dependent on types of uses constructed) • Extension of City Services • Property development regulated by the City's LDC and Comprehensive Plan.	•

4. RECOMMENDATION

Staff recommends approval of the Voluntary Annexation of approximately 48.089 acres, on petition by the applicant, Taylor48 LLC, generally located at 633 County Road 401, in the extraterritorial jurisdiction of the City of Taylor.

5. FUNDING SOURCE

N/A

6. TIMELINE

City Council Public Hearing: January 8, 2026

City Council Action: January 22, 2026

7. OTHER OPTIONS

8. ATTACHMENTS

1. PZ-2025-2581-project comal - Voluntary Annexation Petition
2. PZ-2025-2581-project comal - LOI
3. PZ-2025-2581-project comal - Utility Provision Statement
4. PZ 2025-2581-project comal - Location Map
5. PZ-2025-2581 _Project Comal Ordinance 2026-03
6. PZ-2025-2581-project comal - Survey_Exhibit A
7. PZ-2025-2581-project comal - Service Plan_Unsigned_Exhibit B
8. PZ-2025-2581 _PPT

ANNEXATION OR CITY LIMITS EXTENSION

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF TAYLOR, TEXAS.

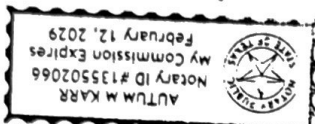
The undersigned owners of the hereinafter described tract of land, which is (1) one-half mile or less in width, (2) contiguous to the city limits, and (3) vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition your Honorable Body to extend the present city limits so as to include as a part of the City of Taylor, Texas, the property described in Exhibit "A", attached hereto and made a part hereof.

We hereby certify, under oath, that:

WE ARE THE TRUE AND ONLY OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, as conveyed to us in Deed(s) recorded as Document No. 2022 057192, Official Public Records of Williamson County, or in Volume _____ Page _____, Deed Records of Williamson County.

Shreyans Jain
Owner(s)

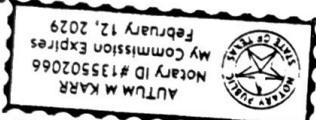
SUBSCRIBED AND SWORN TO BEFORE ME, a notary public, by Shreyans Jain
this 22 day of August, 2025, A.D.



Autum Kan
Notary Public, State of Texas

ACKNOWLEDGMENT (INDIVIDUAL)

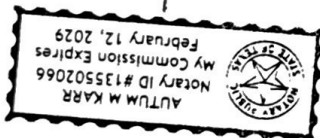
This instrument was acknowledged before me on the 22 day of Aug, 2025 by Shreyans Jain.



Autum Kan
Notary Public, State of Texas

ACKNOWLEDGMENT (CORPORATE)

This instrument was acknowledged before me on the 22 day of Aug, 2025, by Shreyans Jain, the Manager, of Taylor 48 LLC, a Texas LLC, on behalf of said Taylor 48 LLC.



Autum
Notary Public, State of Texas

For Office Use Only

DATE RECEIVED: _____

CITY COUNCIL HEARING DATE: _____



August 1, 2025

Tom Yantis, Assistant City Manager
Courtney Peres, Planning Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574

RE: Project Comal — Voluntary Annexation Petition / Letter of Intent

Dear Tom and Courtney:

Kimley-Horn, on behalf of the property owners, respectfully submits this request for Voluntary Annexation for Project Comal, a proposed industrial development, in conjunction with the Employment Center Plan request under concurrent review. The site's adjacency to the Samsung development will strengthen this area as an industrial and employment center hub for the region.

Site Information

The overall property is approximately 220 acres located at 1051 CR 401 across the county road from Samsung. The Castlewood residential subdivision is adjacent to the site to the east along FM 973. WCAD parcels included in the overall development and were previously annexed are:

R620763	R620762	R019655	R019236	R019969
R655885	R381849			

WCAD parcels included in the overall development and are requesting annexation:

R019231	R019180
---------	---------

Total acreage of the annexation property is 48.089 acres and is contiguous to the current city limits. The site is currently in the City of Taylor ETJ and has a use of land -transitional and residential. The future use for the site is employment special zone. This annexation plan is consistent with the city's comprehensive plan to grow a special employments district in this region.

The site has access to CR 401 via two (2) easements through Samsung property, with additional access to FM 973 through dedicated ROW at the south side of our site. We are proposing a 65' ROW adjacent to the easements along the Samsung property, and a 60' ROW along the FR Castlewood LLC to the east.

With this signed petition for voluntary annexation, the landowner understands that construction of any capital improvements necessary for development on the property will not be the responsibility of the City of Taylor if approved for annexation; rather, such improvements will occur through the normal subdivision and construction process.



The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings. Please feel free to contact me with any questions or should you require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Lissak".

Matt Lissak, P.E.

cc:

James Williams, Bill Guthrey, Phillip McDavid, Phillip Sharp, Mike Rosamond, David Fisk - KDC
Alan McClung, Charles Barry, Cameron Brown, Sarah Trinh – Page
CJ Ponton, Matt Lissak, Johnnie Garza, Daniel McClure, Brad Willers – Kimley-Horn

August 1, 2025

Tom Yantis, Assistant City
Manager Courtney Peres, Planning
Manager City of Taylor
400 Porter Street
Taylor, Texas 76574

RE: Project Comal – Employment Center Plan Submittal

Dear Tom and Courtney:

Utility Information

The City of Taylor provides water and wastewater services for areas within the city limits. The property is within Taylor's water CCN (10319) and upon annexation should be within Taylor's wastewater CCN (20121). There is currently both an 18" water line and an 18" wastewater line running through the tract. The proposed development intends to reroute both the 18" water line and 18" wastewater line to the southern property line of the site, as shown in attached Exhibit A. Per previous discussions with the City Engineer, there are no expected issues with either capacity or relocation of these utilities as outlined.

ATMOS Energy Corporation is the assumed gas provider for the site. KDC has been in contact with ATMOS to determine service availability, including what potential improvements may be needed to provide gas service to the site. Additional information will be provided once this information has been clarified.

Oncor Electric Delivery is the electric provider for the site. The development has been in frequent contact with Oncor about the proposed development, and additional information about service will be provided once clarified.

We are excited to work with the City of Taylor on this development, and we look forward to your feedback. Feel free to contact us with any questions or should you require additional information.

Sincerely,



Matt Lissak, P.E.
Project Manager

cc:

James Williams, Bill Guthrey, Phillip McDavid, Phillip Sharp, Mike Rosamond, David Fisk - KDC
Alan McClung, Charles Barry, Cameron Brown, Sarah Trinh – Page
CJ Ponton, Matt Lissak, Johnnie Garza, Daniel McClure, Brad Willers – Kimley-Horn

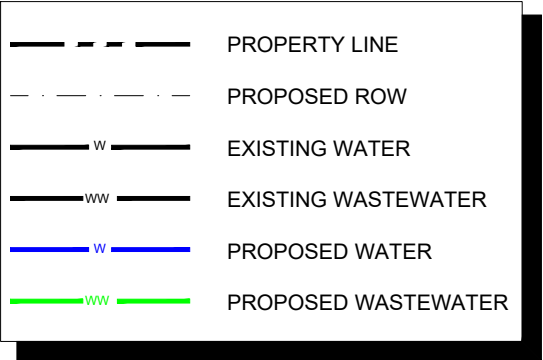
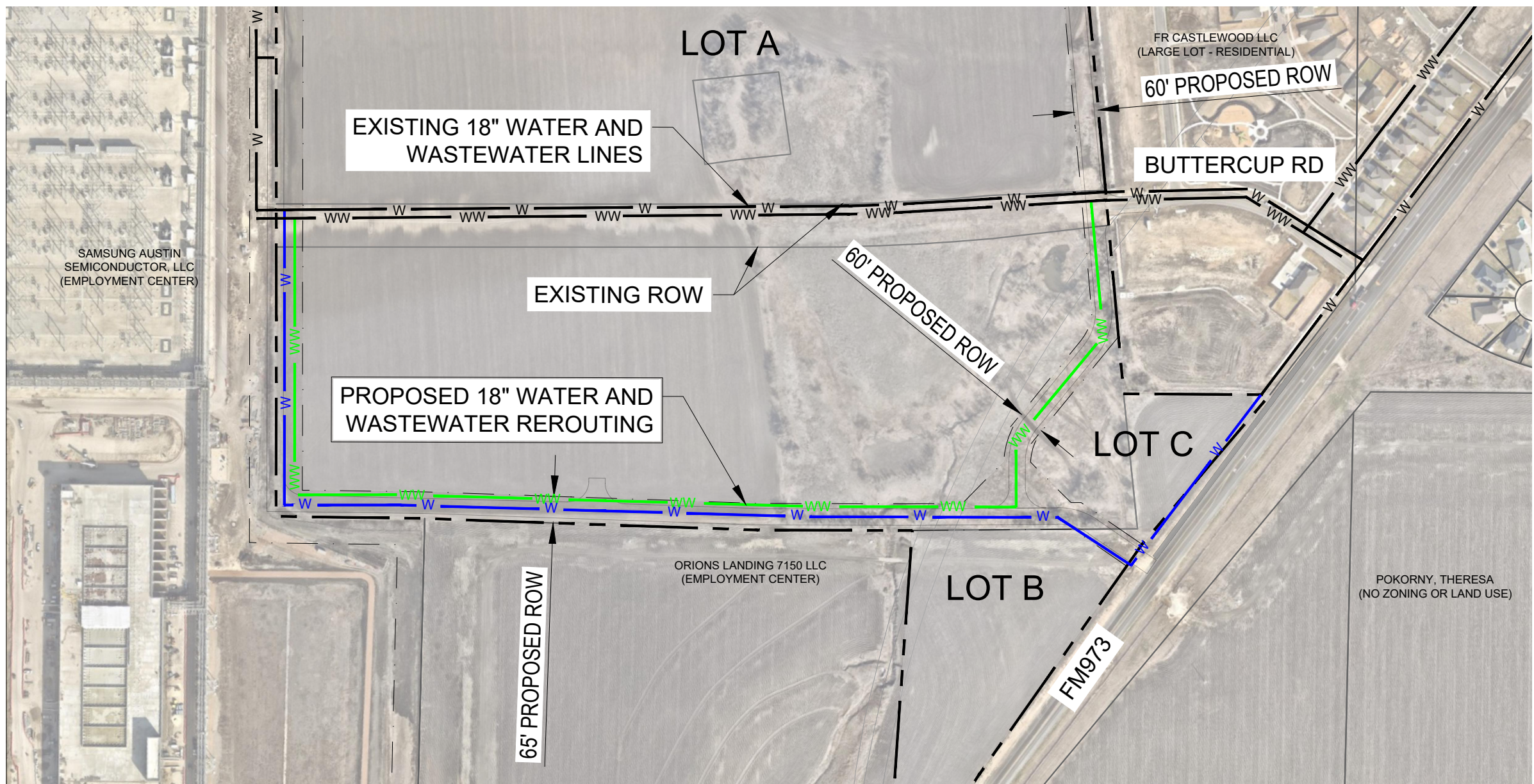
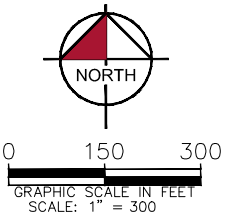
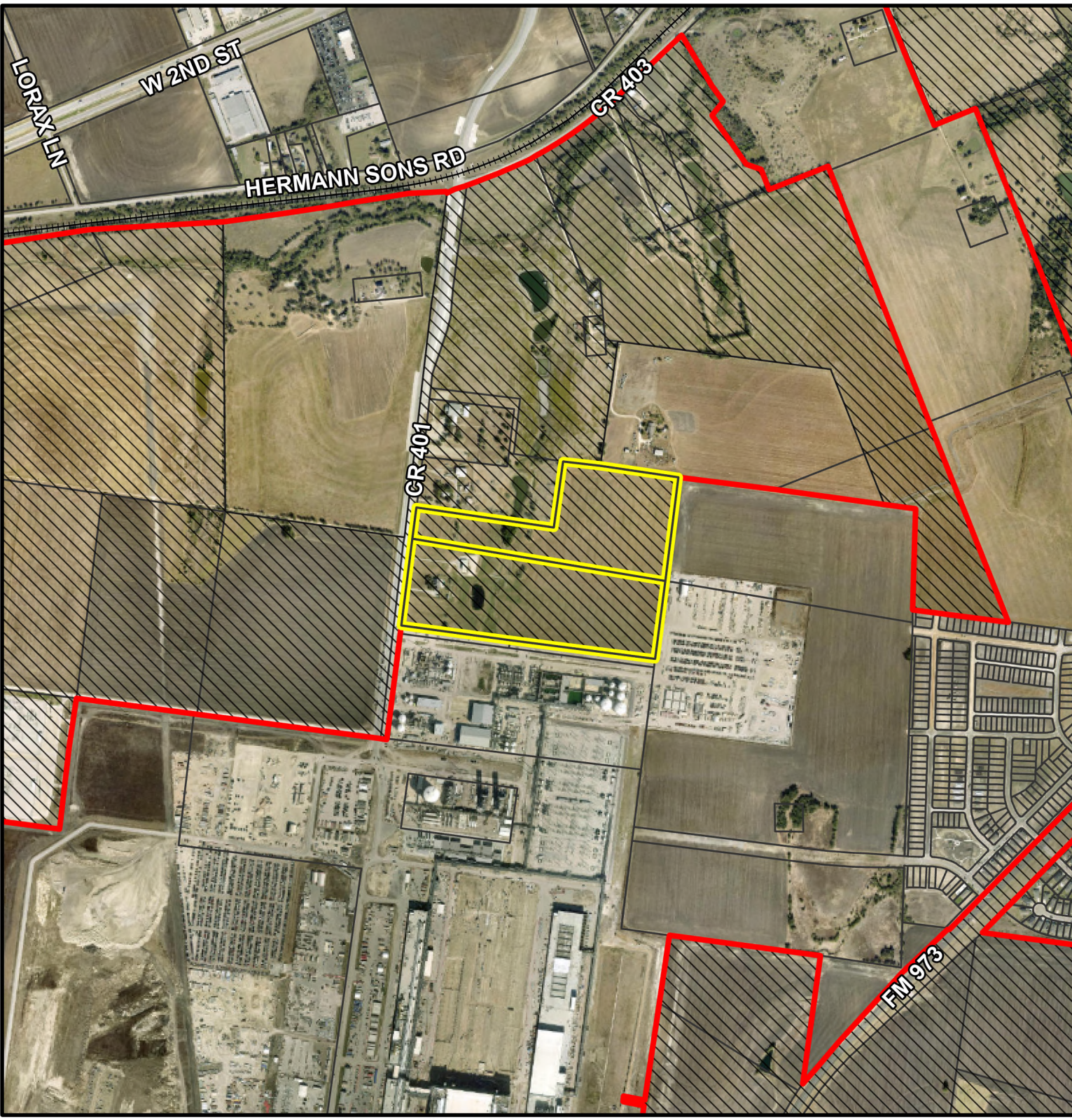


EXHIBIT A
Taylor, Texas
July 30, 2025



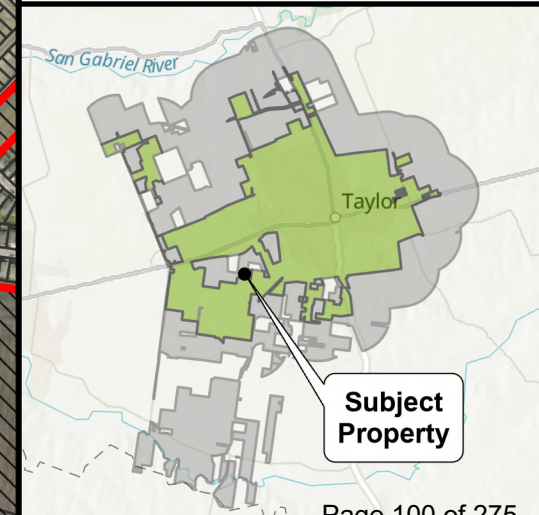
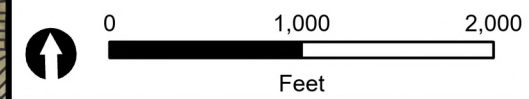
NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES



PZ-2025-2581

**551 CR 401
Annexation
Location Map
Approximately 48 acres**

- Subject Property
- City Limits
- ETJ Boundary
- Parcel Boundary



ORDINANCE NO. 2026-03

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.

WHEREAS, the Taylor City Council conducted a public hearing on January 8, 2026, to consider the request made by the applicant, Taylor 48, LLC, whose property is legally described in **Exhibit A** attached hereto and incorporated by reference herein for all purposes ("Property"), to annex approximately 48.089 acres from the Extraterritorial Jurisdiction; and

WHEREAS, §43.0671 of the Texas Local Government Code and the Charter of the City of Taylor, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state; and

WHEREAS, the procedures prescribed by the Texas Local Government Code and Charter of the City of Taylor, Texas, and the laws of this state have been duly followed with respect to the following territory, consisting of approximately 48.089 acres, generally located at 633 County Road 401, and further described in **Exhibit A**.

WHEREAS, the City Council, after the public hearing, approves the request for Voluntary Annexation.

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

SECTION 1. That the heretofore described property is hereby annexed to the City of Taylor, Williamson County, Texas, and that the boundary limits of the City of Taylor be and the same are hereby extended to include the above described territory within the city limits of the City of Taylor, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Taylor and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

SECTION 2. A service plan or agreement for the annexed property is hereby adopted and attached as **Exhibit B**

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the annexation of approximate 48.089 acres as EC - Employment Center Place Type.

SECTION 4. The annexed Property shall be included in, and become a part of, the City of Taylor, Texas, City Council Election District Number 2.

SECTION 5. The annexed Property shall be included in, and become a part of, the City of Taylor, Texas, Roadway Service Area 3.

SECTION 6. 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 7. 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 8. In accordance with Article VIII of the City Charter, Ordinance 2026-03 was introduced before the Taylor City Council on the 8th day of January 2026.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2026.

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. 2026-03, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2026, 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 _____, 2026.

Lucy Aldrich
City Clerk

LEGAL DESCRIPTION

BEING a 48.089 acre (2,094,778 square foot) tract of land situated in the Houston Tap and Brazoria Railroad Company Survey, Abstract No. 315 and in the James C. Eaves, Abstract No. 214, Williamson County, Texas, and being all of a called 48.100 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Taylor48, LLC recorded in Document No. 2022087192 of the Official Public Records of Williamson County, Texas, said 48.089 acre (2,094,778 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common southwest corner of said 48.100 acre tract of land and the northwest corner of a called 1.13 acre tract of land described as Tract 2 in the Special Warranty Deed to Prophet Capital Management, LTD. recorded in Document No. 2021187922 of said Official Public Records of Williamson County, Texas, said 1/2 inch iron rod being in the southeasterly right-of-way line of County Road 401 (variable width right-of-way);

THENCE North 07 degrees 15 minutes 49 seconds East, with a common northwesterly line of said 48.100 acre tract of land and the southeasterly right-of-way line of said County Road 401, a distance of 884.68 feet to a 5/8 inch iron rod with cap stamped "BLB RPLS 4249" found for the common most westerly northwest corner of said 48.100 acre tract of land and the southwest corner of a called 10.100 acre tract of land described in the Warranty Deed with Vendor's Lien to William B. Miller and Teri M. Miller recorded in Document No. 2025070190 of said Official Public Records of Williamson County, Texas;

THENCE South 81 degrees 42 minutes 22 seconds East, with a common northeasterly line of said 48.100 acre tract of land and the southwesterly line of said 10.100 acre tract of land, a distance of 1,032.78 feet to a 1/2 inch iron rod found for a common reentrant corner of said 48.100 acre tract of land and the southeast corner of said 10.100 acre tract of land;

THENCE North 07 degrees 54 minutes 17 seconds East, with a common northwesterly line of said 48.100 acre tract of land and the southeasterly line of said 10.100 acre tract of land, a distance of 494.45 feet to a 1/2 inch iron rod found for the most northerly northwest corner of said 48.100 acre tract of land;

THENCE South 82 degrees 17 minutes 18 seconds East, with a northeasterly line of said 48.100 acre tract of land, a distance of 866.87 feet to a 1/2 inch iron rod with cap stamped "STANTEC BOUNDARY" found for the common northeast corner of said 48.100 acre tract of land and the northwest corner of a called 151.17 acre tract of land described in the General Warranty Deed to Prophet Capital Management, Ltd recorded in Document No. 2019032467 of said Official Public Records of Williamson County, Texas;

THENCE South 07 degrees 16 minutes 58 seconds West, with the common southeasterly line of said 48.100 acre tract of land and the northwesterly line of said 151.17 acre tract of land, a distance of 1,362.73 feet to a 1/2 inch iron rod found for the common southeast corner of said 48.100 acre tract of land and the northeast corner of a called 1.50 acre tract of land described as Tract 1 in in the Special Warranty Deed to Prophet Capital Management, LTD. recorded in Document No. 2021187922 of said Official Public Records of Williamson County, Texas;

THENCE North 82 degrees 27 minutes 59 seconds West, with the common southwesterly line of said 48.100 acre tract of land and the northeasterly line of said Tract 1, passing at a distance of 1,084.96 feet, the common northwest corner of said Tract 1 and the northeast corner of said Tract 2, continuing with the common southwesterly line of said 48.100 acre tract of land and the northeasterly line of said Tract 2, in all, a total distance of 1,904.56 feet to the **POINT OF BEGINNING** and containing 2,094,778 square feet or 48.089 acres of land.

NOTES

1. Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone (4203), with an combined applied adjustment factor of 1.00012.
2. A survey plat of even survey date herewith accompanies this metes and bounds description.

That I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, does hereby attest that this metes and bounds description accurately represents the property from a survey performed on the ground under my direct supervision.

Shaun Piepkorn

SHAUN MARVIN PIEPKORN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6432
110 W. INTERSTATE 20
FRONTAGE ROAD, SUITE 140
WEATHERFORD, TEXAS 76086
PH. 682-235-9512
shaun.piepkorn@kimley-horn.com



ANNEXATION EXHIBIT
HOUSTON TAP AND BRAZORIA
RAILROAD COMPANY SURVEY,
ABSTRACT No. 315
JAMES C. EAVES SURVEY,
ABSTRACT No. 214
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

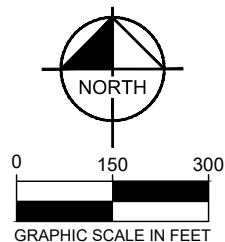
110 W. Interstate 20 Frontage Rd., Suite 140 Weatherford, Texas 76086 FIRM # 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JL	SMP	07/31/2025	064521707	1 OF 2

LEGEND

P.O.B. POINT OF BEGINNING
IRFC IRON ROD W/CAP FOUND
IRF IRON ROD FOUND
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY,
TEXAS

CALLLED 47.634 ACRES
TAYLOR 47 BUSINESS, LLC
DOCUMENT NO. 2021184603
O.P.R.W.C.T.



COUNTY ROAD 401
(VARIABLE WIDTH RIGHT-OF-WAY)

JAMES C. EAVES SURVEY
ABSTRACT NO. 214

CALLLED 10.100 ACRES
WILLIAM B. MILLER AND
TERI M. MILLER
DOCUMENT NO. 2005070190
O.P.R.W.C.T.

CALLLED 151.17 ACRES
PROPHET CAPITAL MANAGEMENT, LTD
DOCUMENT NO. 2019032467
O.P.R.W.C.T.

48.089 ACRES
2,094,778 SQUARE FEET

HOUSTON TAP AND BRAZORIA
RAILROAD COMPANY SURVEY
ABSTRACT NO. 315

CALLLED 48.100 ACRES
TAYLOR48, LLC
DOCUMENT NO. 2022087192
O.P.R.W.C.T.

TRACT 2
CALLLED 1.13 ACRES
PROPHET CAPITAL MANAGEMENT, LTD.
DOCUMENT NO. 2021187922
O.P.R.W.C.T.

TRACT 1
CALLLED 1.50 ACRES
PROPHET CAPITAL MANAGEMENT, LTD.
DOCUMENT NO. 2021187922
O.P.R.W.C.T.

REMAINDER OF
CALLLED 8.43 ACRES
SAMSUNG AUSTIN SEMICONDUCTOR, LLC
DOCUMENT NO. 2021184854
O.P.R.W.C.T.

REMAINDER OF
TRACT 1
CALLLED 79.36 ACRES
SAMSUNG AUSTIN SEMICONDUCTOR, LLC
DOCUMENT NO. 2021184492
O.P.R.W.C.T.

NOTES

- Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone (4203), with an applied combined adjustment factor of 1.00012.
- A metes and bounds description of even survey date herewith accompanies this survey plat.

That I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, does hereby attest that this survey plat accurately represents the property from a survey performed on the ground under my direct supervision

Shaun Piepkorn

SHAUN MARVIN PIEPKORN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6432
110 W. INTERSTATE 20
FRONTAGE ROAD, SUITE 140
WEATHERFORD, TEXAS 76086
PH. 682-235-9512

shaun.piepkorn@kimley-horn.com



ANNEXATION EXHIBIT
HOUSTON TAP AND BRAZORIA
RAILROAD COMPANY SURVEY,
ABSTRACT No. 315
JAMES C. EAVES SURVEY,
ABSTRACT No. 214
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

110 W. Interstate 20 Frontage Rd., Suite 140 Weatherford, Texas 76086 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	JL	SMP	07/31/2025	064521707	2 OF 2

VOLUNTARY ANNEXATION SERVICE PLAN

This **Voluntary Annexation Service Plan** ("Service Plan"), which is incorporated by reference as additional terms, conditions, and provisions of that certain, shall constitute, and is hereby deemed to be, the written agreement between the City of Taylor, Texas ("City") and Taylor48 LLC ("Owner") required by Section 43.0672 of the Texas Local Government Code relating to the provision of municipal services to the Property upon enactment by the City of an ordinance annexing the Property into the City's corporate limits in response to the Company's voluntary petition requesting annexation ("the Petition") delivered to the City pursuant to Section 43.0671 of the Texas Local Government Code. For purposes of this Service Plan, the Property, as described in Exhibit "A" to the Petition, shall be referred to as the "Annexed Area".

The City will provide the Annexed Area with Municipal Services in compliance with the Texas Local Government Code in accordance with the following schedule A-K:

- A. **CODE ENFORCEMENT, BUILDING INSPECTION, ETC.:** The City will provide code enforcement, building inspection services, and permit issuances to the area immediately upon annexation to the Annexed Area.
- B. **EMERGENCY MEDICAL SERVICES:** Emergency Medical Services (EMS) will be provided to the Annexed Area by Williamson County EMS and the City's Fire Department. Said services will be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area and in accordance with City budget appropriations.
- C. **FIRE:** The City has a full-time career fire department under the direction of the Fire Chief, and Assistant Fire Chief to provide fire protection and paramedic-level emergency medical services. Upon the effective date of the annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the proposed Annexed Area in accordance with City budget appropriations.
- D. **POLICE:** The City provides municipal police protection to its businesses and residents, including routine patrols throughout the City and law enforcement services upon call. Upon the effective date of the Annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Property and in accordance with City budget appropriations.

- E. WATER SERVICE AND MAINTENANCE OF WATER FACILITIES:** Water service will be provided in accordance with the applicable codes and departmental policy as development occurs in the area. Inspection of water distribution lines will be provided under the statutes of the State of Texas. Any water service will be provided by the City utility department on the same terms, conditions, and requirements as are applied to all similarly situated areas and customers of the City and subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. Water services will be provided to the Annexed Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with City codes and ordinances.
- F. SANITARY SEWER SERVICE AND MAINTENANCE:** Sanitary sewer service will be provided in accordance with applicable City codes and departmental policy as development occurs within the Annexed Area. Any sewer service will be provided by the City utility department on the same terms, conditions, and requirements applied to all similarly situated areas and customers of the City, subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its policies. Sanitary sewer services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with applicable codes and ordinances.
- G. SOLID WASTE COLLECTION:** Solid Waste Collection services will be provided to the Annexed Area upon annexation in accordance with ordinances and City policies in effect at the time of annexation and within the City's budget appropriations.
- H. MAINTENANCE OF ROADS, STREET, AND STREET LIGHTING:** The City will begin maintenance of current roads and streets within the Annexed Area and as required by city ordinance upon the effective date of the Annexation. Such streets and roads shall be maintained in their current condition and on the same basis as other areas in the City with topography, land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Any such resurfacing or upgrade shall be made in accordance with current City policies and adopted Standard Construction Details or as approved by the City Engineer. The City will coordinate any request for street lighting with electric providers in accordance with City policy.
- I. PUBLIC LIBRARY SERVICES AND OTHER PUBLICLY OWNED FACILITIES, BUILDINGS AND SERVICES:** At this time there are no public library services in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public library and other publicly owned facilities, buildings, and services within the City on the same basis as other residents of the City upon annexation with such privileges being provided within the City budget appropriations.

- J. PARKS, PLAYGROUNDS AND OTHER PUBLIC RECREATION FACILITIES AND SERVICES:** At this time there are no parks, playgrounds, or other public recreation facilities in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public parks, playgrounds, and other recreational facilities and services of the City on the same basis as other residents of the City upon annexation and in accordance with City budget appropriations.
- K. GENERAL MUNICIPAL ADMINISTRATION:** General municipal administration services will be available to the Annexed Area upon the effective date of the Annexation. This Service Plan provides for full municipal services to the Annexed Area that are adequate to serve the Annexed Area on the same basis as municipal services are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Further, municipal services are equal to or greater than the services and level of such services in existence in the Annexed Area immediately preceding the effective date of Annexation. This Service Plan does not constitute a right to a superior level of services in the Annexed Area; provided.

Printed Name: Shreyans Jain

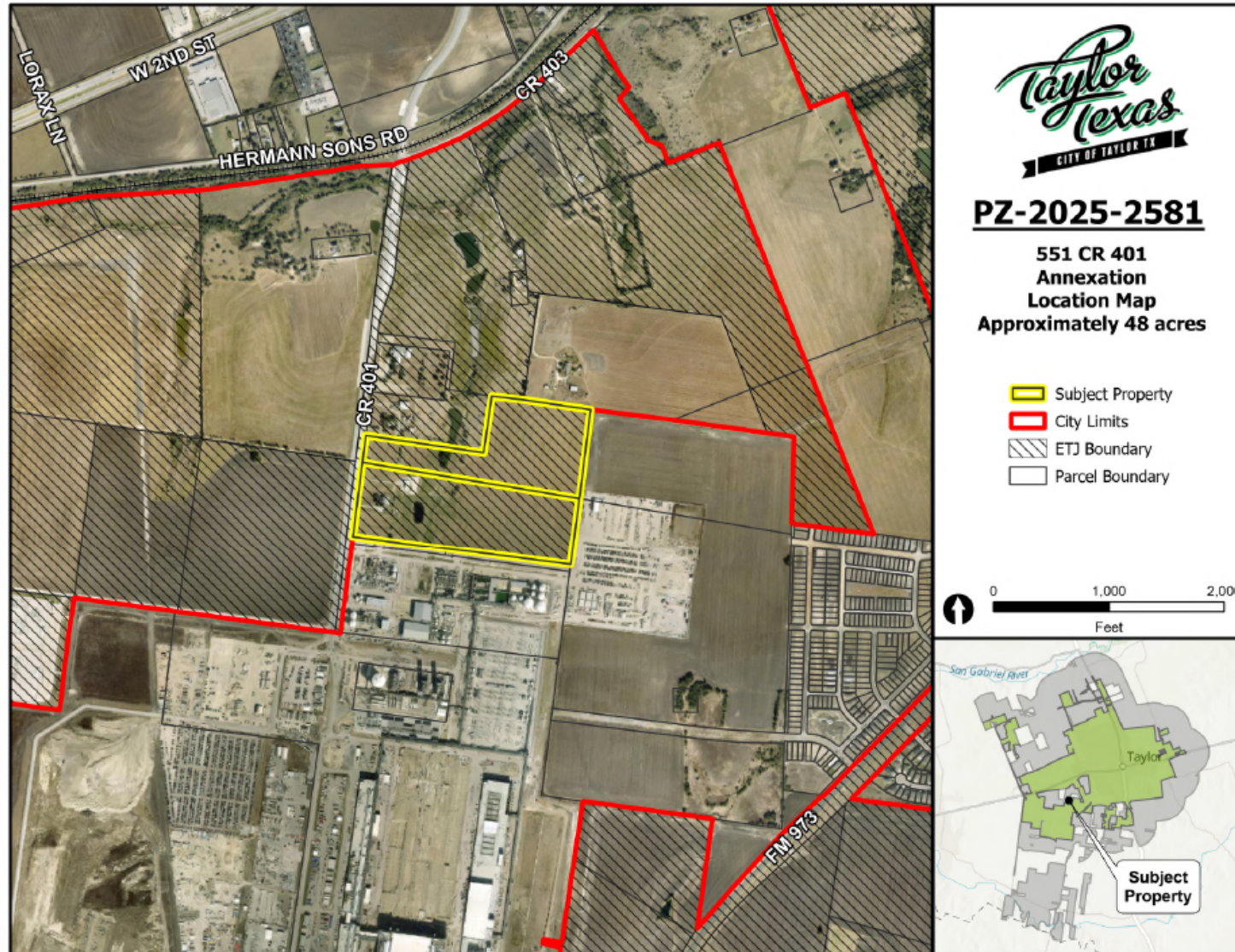
Signature: 

Date: 12/18/2025

PZ-2025-2581

Voluntary Annexation – Project Comal

Location Map



Address/Location: 633 CR 401



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 8.

Agenda Title: Hold a public hearing and introduce Ordinance 2026-04 regarding a request for an Employment Center Plan referred to as Project Comal, generally located at 1051 County Road 401, legally described as approximately 220 acres of land situated in the G.M. Reese Survey, Abstract No. 533, H.T. & B.R.R. Co. Survey, Abstract No. 315, James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcels R620763, R655885, R620762, R381849, R019655, R019236, R019231 R019180, and R019969, Taylor and Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Council Action to be Taken: Hold a public hearing and introduce Ordinance 2026-04

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

The applicant is requesting an Employment Center Plan for industrial and commercial uses on an approximately 220 acre site generally located at 1051 County Road 401. The applicant is looking to develop this site with a data center as the main use and commercial uses on a small adjacent lot. The property is largely vacant with an existing large residential lot on County Road 401 and the site is being used for staging and parking for the adjacent industrial developments.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for an Employment Center 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:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.

- The development is not located in an area that contains a floodplain
- LU9 - Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
 - The development is developing around other industrial and commercial developments and expanding off that infrastructure.

The Employment Center Plan seeks to largely align with the surrounding industrial and commercial uses within the P5 Place Type allows for a transition into the neighborhood and allow for supporting uses.

1. Is the Employment Center Plan consistent with the Comprehensive Plan?
 - The Plan is consistent with the Comprehensive Plan. The proposed plan would increase the amount of commercial and industrial around the Samsung site.
2. Is the plan compatible with the surrounding area?
 - The plan is compatible with the surrounding properties to the North, South and West. A sufficient buffer is being provided for the proposed industrial and single family.
3. Does the plan promote public health, safety, or general welfare?
 - Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and the 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.
4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
 - The property will be able to tie into the existing infrastructure to serve this property.
5. Do current conditions indicate that an Employment Center Plan is necessary?
 - The property is currently zoned P2: Rural and to be consistent with the future land use, the Employment Center plan is necessary.

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

4. 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:

1. Is the Employment Center Plan consistent with the Comprehensive Plan?
2. Is the plan compatible with the surrounding area?
3. Does the plan promote public health, safety, or general welfare?
4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
5. Do current conditions indicate that an Employment Center Plan is necessary?

On November 12, 2025, the Planning and Zoning Commission held a public hearing and heard from the citizens listed below. After the public hearing concluded, the Commission voted to recommend disapproval. However, the motion failed (2-3).

1. Carrie D'Anna spoke to address concern with how Data Centers are zoned.
2. Pamela Griffin – 111 1st Avenue – Lives near the Blueprint Data Center and spoke in opposition of the request.
3. Justin Irving – spoke to address concerns with demand and use of water for the development, strengthening permitting and site review process, and the desire to have the City consider long term solutions to data center development.
4. Kenneth Hines – 120 CR 403 – Stated that he did not have enough information to go off of to be for or against the proposal.
5. Steve Sherrill – Adjacent property owner concerned with adjacency of his home and the proposed development
6. David Fisk (KDC, Applicant) – Mr. Fisk stated that KDC is the developer for Project Comal and at this time they do not have an end-user and are unaware of how the data center will operate in terms of water usage. Mr. Fisk stated that the project will be an approximately 360-megawatt development and they are still studying ONCOR on deliverability as it is considered a large load request.

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Commission Public Hearing: November 12, 2025

City Council Public Hearing: December 11, 2025 - WITHDRAWN BY APPLICANT

City Council Public Hearing: January 8, 2026

City Council Action: January 22, 2026

7. OTHER OPTIONS

8. ATTACHMENTS

1. PZ-2024-2289 - Project Comal ECP Staff Report
2. PZ-2024-2289-project comal - LOI
3. PZ-2024-2289 Location Map
4. PZ-2024-2289 Current Zoning
5. PZ-2024-2289 Notification Map
6. PZ-2024-2289 Future Land Use
7. PZ-2024-2289 Growth Sector
8. PZ-2024-2289_Project Comal Draft Ordinance 2026-04
9. PZ-2024-2290-Current Survey_Exhibit A
10. PZ-2025-2581-project comal - annexation survey (taylor44)_Exhibit A
11. PZ-2024-2289 - Project Comal Employment Center Plan_Exhibit B
12. PZ-2024-2289-project comal - code modifications_Exhibit B
13. PZ-2025-2289_PPT
14. Project Comal City Council Package_Taylor Texas_KDC_PPT

City of Taylor
PZ-2024-2289
Employment Center Plan
Staff Report

Item Details

Request:	This is a request for an Employment Center Plan referred to a Project Comal.
Legal Description:	Legally described as approximately 220 acres of land situated in the G.M. Reese Survey, Abstract No. 533, H.T. & B.R.R. Co. Survey, Abstract No. 315, James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcels R620763, R655885, R620762, R381849, R019655, R019236, R019231 R019180, and R019969, Taylor and Taylor Extraterritorial Jurisdiction, Williamson County, Texas.
Applicant:	Matt Lissak, Kimley Horn
Responsible Staff:	Parker McDowell

Overview & Background

The applicant is requesting an Employment Center Plan for Industrial and Commercial uses on an approximately 220-acre site generally located at 1051 County Road 401. The applicant is looking to develop this site with a data center as the main use and commercial uses on a small adjacent lot. The property is largely vacant except for a few existing large lot residences along County Road 401. Additionally, part of the subject property is being used for staging and parking for the adjacent industrial development (Samsung).

Property Details

Location:

The subject property is located between County Road 401 and FM 973. It is located northeast of Samsung and west of the Castlewood South residential subdivision. The area to the south is intended to be comprised of mainly commercial uses. To the east is the Samsung Semiconductor site. To the immediate north are undeveloped agricultural lands with large lot single family residences. Further north is the Forterra Business Park development that was recently approved.

Physical and Natural Features:

The property is largely vacant with sparse vegetation as it was agricultural land prior to the development of Samsung. There is a small area of existing trees in the middle of the property and existing small bodies of water towards County Road 401. The relatively flat topography makes the property appropriate for commercial and industrial development.

Land Use & Zoning

The subject properties are located within the **Controlled Growth Sector Tier II (G-2.2)** which consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion, and the subject property is assigned the **Future Land Use Employment Special Zone** which is envisioned for large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. These areas should be preserved for large-scale industrial users

The **current zoning is P2 – Rural Place Type** which regulates mainly large, sparsely settled land used for agricultural purposes and food production. Approximately 163 acres were previously annexed into the City Limits early in 2025. An additional 48 acres were added to the project later in the year and is currently in the Extraterritorial Jurisdiction (ETJ) and is pending voluntary annexation.

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	ETJ	Controlled Growth Sector	Employment Special Zone	Large Lot Residential & Agriculture Acreage
South	ETJ	Future Growth Sector	Employment Special Zone	Vacant Acreage
East	P2.5 – Large Lot	Infill Neighborhood Sector	Neighborhood Greenfield & Infill	Single Family Residences
West	EC – Employment Center	Controlled & Future Growth Sector	Employment Special Zone & Area of Minimal Change	Samsung Semiconductor

Transportation

The subject property is bounded by existing streets County Road 401 and FM 973, both existing streets are Community Boulevards. Proposed roads will run along the perimeter of the site as shown on the Employment Center Plan. Community Boulevards are proposed from County Road 401 running east and west along that southern property line and changing into a Neighborhood Avenue, along the shared property line with Castlewood, acting as a buffer.

Utilities

The subject property is located within the City of Taylor water CCN and wastewater CCN and the portion of the property in the ETJ can be served by the City upon annexation. There is an 18-inch water line that runs from East to West, starting at FM 973 and terminating at County Road 401. There are currently no wastewater lines on site.

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. Fifteen (15) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 21, 2025.

Staff Analysis

Upon analyzing the request for an Employment Center 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:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
 - The development is not located in an area that contains a floodplain
- LU9 - Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
 - The development is developing around other industrial and commercial developments and expanding off that infrastructure.

The Employment Center Plan seeks to largely align with the surrounding industrial and commercial uses with the P5 Place Type that allows for a transition into the neighborhood and allows for supporting uses.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Employment Center Plan with the requested warrants and variances listed within the Employment Center Plan. In determining a recommendation on a rezoning request staff has considered the following factors:

1. Is the Employment Center Plan consistent with the Comprehensive Plan?
 - The Plan is consistent with the Comprehensive Plan. The proposed plan would increase the amount of commercial and industrial around the Samsung site.
2. Is the plan compatible with the surrounding area?
 - The plan is compatible with the surrounding properties to the North, South and West. A sufficient buffer is being provided for the proposed industrial and single family.
3. Does the plan promote public health, safety, or general welfare?
 - Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and the 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.
4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
 - The property will be able to tie into the existing infrastructure to serve this property.
5. Do current conditions indicate that an Employment Center Plan is necessary?
 - The property is currently zoned P2: Rural and to be consistent with the future land use, the Employment Center plan is necessary.

Planning & 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:

1. Is the Employment Center Plan consistent with the Comprehensive Plan?
2. Is the plan compatible with the surrounding area?
3. Does the plan promote public health, safety, or general welfare?
4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
5. Do current conditions indicate that an Employment Center Plan is necessary?

On November 12, 2025, the Planning and Zoning Commission held a public hearing and heard from the citizens listed below. After the public hearing concluded, the Commission voted to recommend disapproval. However, the motion failed (2-3).

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2. Pamela Griffin – 111 1st Avenue – Lives near the Blueprint Data Center and spoke in opposition of the request.
3. Justin Irving – spoke to address concerns with demand and use of water for the development, strengthening permitting and site review process, and the desire to have the City consider long term solutions to data center development.
4. Kenneth Hines – 120 CR 403 – Stated that he did not have enough information to go off of to be for or against the proposal.
5. Steve Sherrill – Adjacent property owner concerned with adjacency of his home and the proposed development
6. David Fisk (KDC, Applicant) – Mr. Fisk stated that KDC is the developer for Project Comal and at this time they do not have an end-user and are unaware of how the data center will operate in terms of water usage. Mr. Fisk stated that the project will be an approximately 360-megawatt development and they are still studying ONCOR on deliverability as it is considered a large load request.

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Notification Map
- d. Future Land Use
- e. Growth Sector Map
- f. Current Zoning Map
- g. Draft Ordinance 2026-XX
 - a. Survey – Exhibit A
 - b. Employment Center Plan (with Code Modifications) – Exhibit B



August 30, 2024

Tom Yantis, Assistant City Manager
Courtney Peres, Planning Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574

RE: Taylor HQ – Employment Center Plan Submittal

Dear Tom and Courtney:

BGE, Inc., on behalf of the property owners, respectfully submit this request for Employment Center Plan zoning for Taylor HQ in conjunction with the Voluntary Annexation request under concurrent review.

Site Information

The subject property is approximately 155 acres located at 1051 CR 401 across the county road from Samsung. The Castlewood residential subdivision is adjacent to the site to the east along FM 973. WCAD parcels comprising the overall property are:

R620763	R620762	R019655	R019236	R019969
R655885	R381849			

The site has access to CR 401 via two (2) easements through Samsung property, with additional access to FM 973.

Current Site Conditions

The site is currently undeveloped except for a portion of the northwest quadrant currently being used as a staging area for the construction of Samsung.

Proposed Development

The site is proposed for approximately 1.5M – 2M s.f. of industrial use, which may entail any or a combination of uses including general industrial, manufacturing, data center, and life sciences. Additional non-industrial uses permitted on the site include commercial (small- and large-scale, mixed-use, highway, temporary, accessory), office, retail including drive-through services, vehicle services and outdoor activities, outdoor storage, live-work units, carts/kiosks/food trailers, and civic buildings and spaces.

Conformance with Comprehensive Plan and LDC

The site is designated in the Future Land Use Map as Employment: Special Zone. Therefore, an industrial-based Employment Center Plan meets the intent of this designation. The site is in Controlled Growth Sector

G-2.2, described as areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion. Please refer to the utility information below regarding infrastructure.

Development of the site will comply with City of Taylor regulations except as specified by the alternative compliance items outlined in the Employment Center Plan.

Site in Context with the Employment Center's Location

The location of the Taylor HQ site adjacent to the Samsung development and within a larger area of Employment Center designation allows for further development of the industrial component planned for the area, thus creating an industrial hub for the region and attracting workers – and new residents – to Taylor.

Utility Information

The City of Taylor provides water and wastewater services for areas within the city limits. The property is within Taylor's water CCN (10319) and upon annexation should be within Taylor's wastewater CCN (20121). There is currently both an 18" water line and an 18" wastewater line running through the tract, and no off-site improvements are anticipated to service the site. Per previous discussions with the City Engineer, there are no expected capacity issues specific to service to the site.

ATMOS Energy Corporation is the assumed gas provider for the site. BGE has been in contact with ATMOS to determine service availability, including what potential improvements may be needed to provide gas service to the site. Additional information will be provided once this information has been clarified.

Oncor Electric Delivery is the electric provider for the site. We have had an initial meeting with Oncor about the proposed development, and additional information about service will be provided once clarified.

We are excited to work with the City of Taylor on this development and we look forward to your feedback. Feel free to contact us with any questions or should you require additional information.

Sincerely,



Erin Welch
Project Manager, Site Development

Attachments

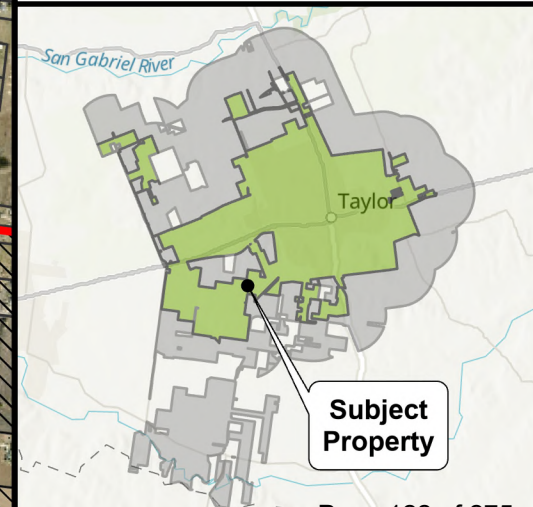
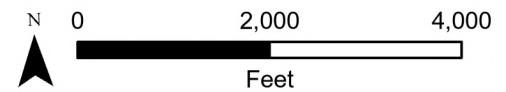
cc: James Williams, Bill Guthrey, Phillip McDavid, Phillip Sharp, Mike Rosamond – KDC
David DuPerier – Texas Land Man
Chad Michel, Chris Bruck – Alliance Architects
Daryl Benkendorfer, Scott Scroggs – Benkendorfer & Associates
Brian Grace, P.E., Thomas Pharr, P.E., Jonathan Jones, P.E. – BGE, Inc.



PZ-2024-2289

**1051 CR 401
Employment Center Plan
Location Map
Approximately 210 acres**

- City Limits
- ETJ Boundary
- Subject Property
- Parcel Boundary

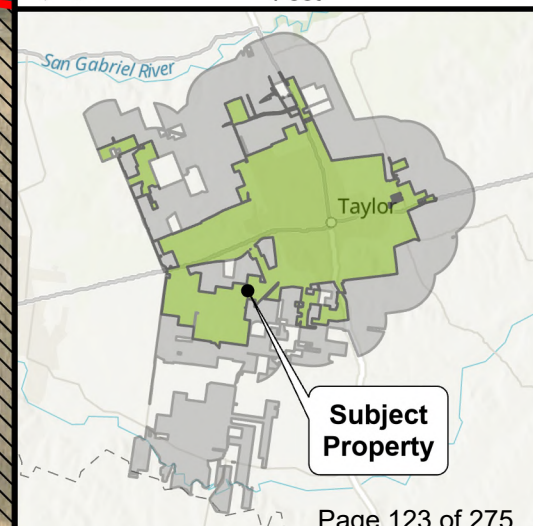
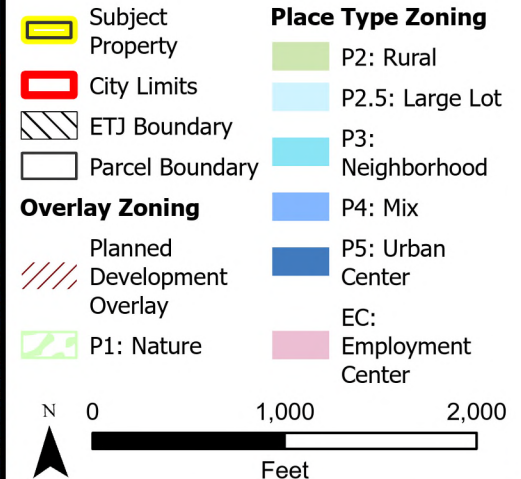


**Subject
Property**



PZ-2024-2289

1051 CR 401
Employment Center Plan
Current Zoning Map
Approximately 210 acres

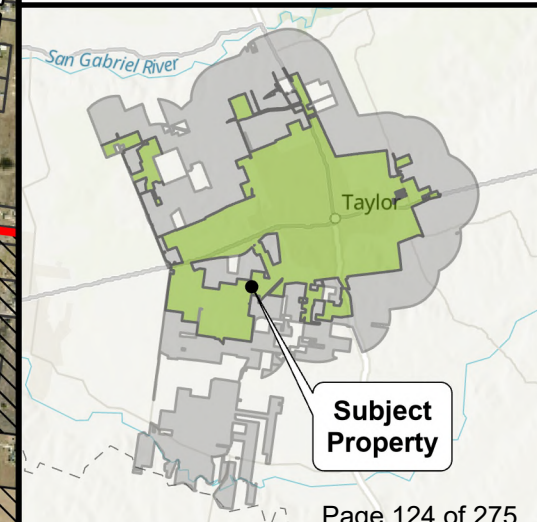
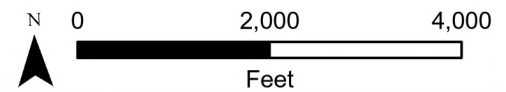




PZ-2024-2289

**1051 CR 401
Employment Center Plan
Notification Map
Approximately 210 acres**

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





PZ-2024-2289

**1051 CR 401
Employment Center Plan
Future Land Use Map
Approximately 210 acres**

Subject Property

City Limits

ETJ Boundary

Parcel Boundary

Future Land Use

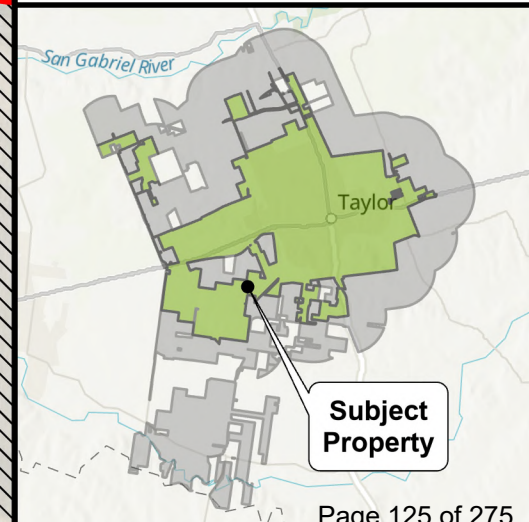
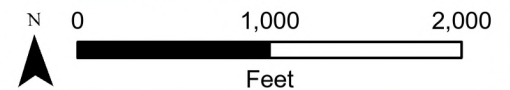
Area of Minimal Change

Neighborhood Greenfield

Neighborhood Infill

Employment: Special Zone

Open Space



**Subject
Property**



PZ-2024-2289

**1051 CR 401
Employment Center Plan
Growth Sector Map
Approximately 210 acres**

Subject Property

City Limits

ETJ Boundary

Parcel Boundary

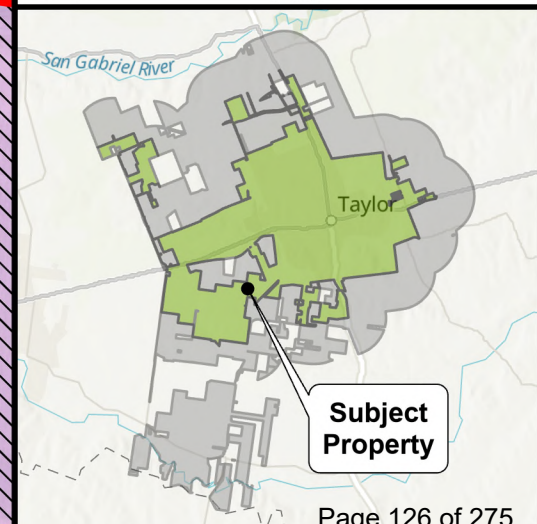
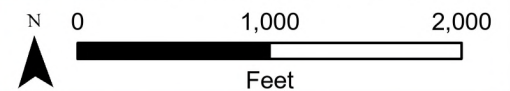
Growth Sector

Reserved Open Sector (O-2)

Future Growth Sector (G-1)

Controlled Growth Sector Tier II (G-2.2)

Infill Neighborhood Sector (G-4)



**Subject
Property**

ORDINANCE NO. 2025-04

AN ORDINANCE APPROVING AN EMPLOYMENT CENTER PLAN FOR PROPERTY GENERALLY LOCATED AT 1051 COUNTY ROAD 401, CONSISTING OF APPROXIMATELY 220 ACRES OF LAND SITUATED IN THE G.M. REESE SURVEY, ABSTRACT NO. 533, H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 315, JAMES C. EAVES SURVEY, ABSTRACT NO. 214, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R620763, R655885, R620762, R381849, R019655, R019236, R019231, R019180, AND R019969, TAYLOR AND TAYLOR EXTRATERRITORIAL JURISDICTION, 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 January 8, 2026, 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 Project Comal; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 12, 2025, to consider the zoning request, and recommend 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 2026-04 was introduced before the Taylor City Council on the 8th day of January 2026.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2026.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

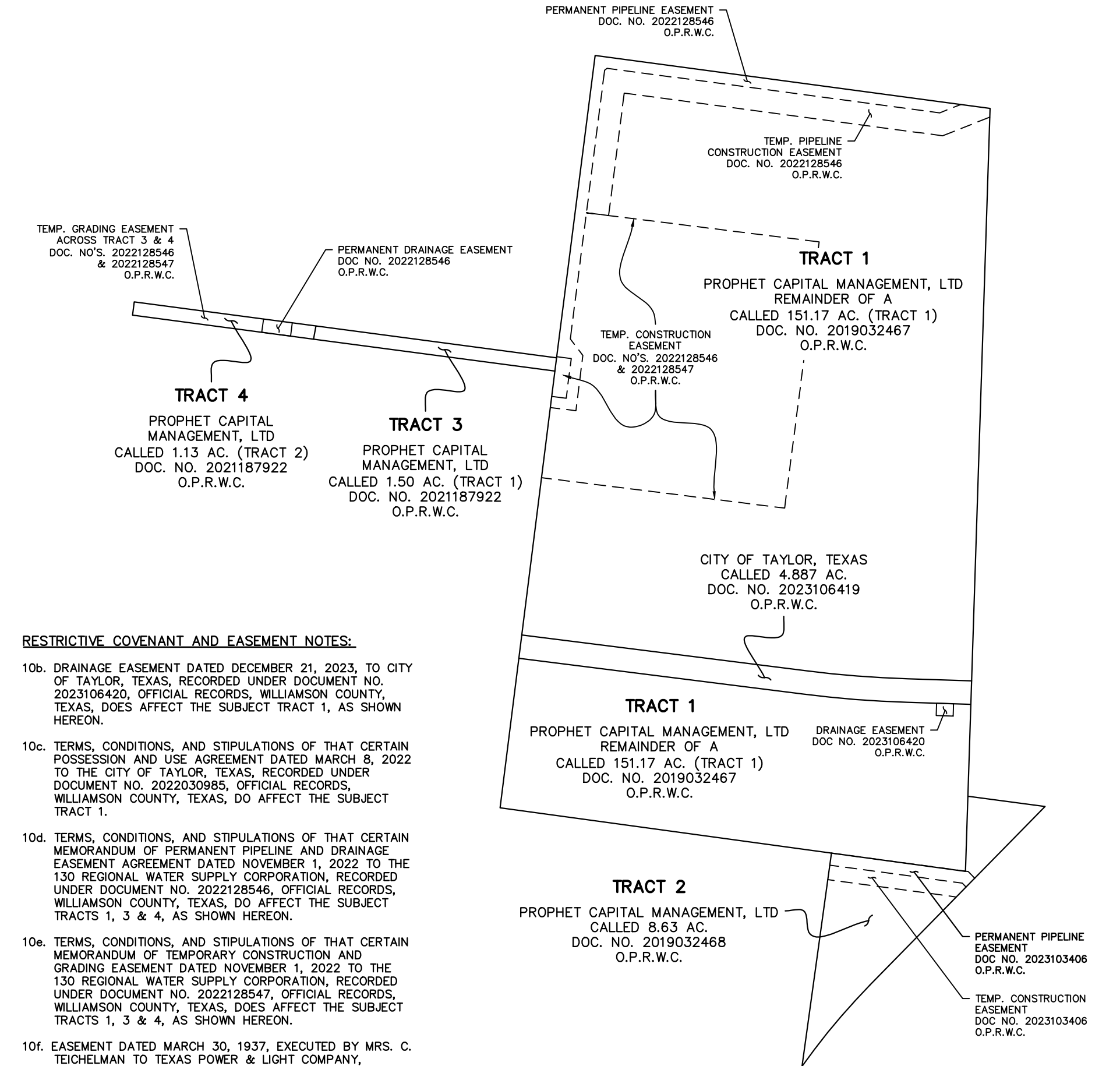
I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-04, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2026, and such Ordinance was duly introduced, 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 _____ 2026.

Lucy Aldrich
City Clerk

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

DEED & EASEMENT EXHIBIT



RESTRICTIVE COVENANT AND EASEMENT NOTES:

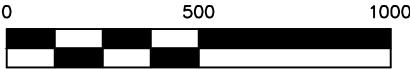
- 10b. DRAINAGE EASEMENT DATED DECEMBER 21, 2023, TO CITY OF TAYLOR, TEXAS, RECORDED UNDER DOCUMENT NO. 2023106420, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON.
- 10c. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN POSSESSION AND USE AGREEMENT DATED MARCH 8, 2022 TO THE CITY OF TAYLOR, TEXAS, RECORDED UNDER DOCUMENT NO. 2022030985, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT 1.
- 10d. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN MEMORANDUM OF PERMANENT PIPELINE AND DRAINAGE EASEMENT AGREEMENT DATED NOVEMBER 1, 2022 TO THE 130 REGIONAL WATER SUPPLY CORPORATION, RECORDED UNDER DOCUMENT NO. 2022128546, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACTS 1, 3 & 4, AS SHOWN HEREON.
- 10e. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN MEMORANDUM OF TEMPORARY CONSTRUCTION AND GRADING EASEMENT DATED NOVEMBER 1, 2022 TO THE 130 REGIONAL WATER SUPPLY CORPORATION, RECORDED UNDER DOCUMENT NO. 2022128547, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACTS 1, 3 & 4, AS SHOWN HEREON.
- 10f. EASEMENT DATED MARCH 30, 1937, EXECUTED BY MRS. C. TEICHELMAN TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 286, PAGE 340, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. MAY AFFECT THE SUBJECT TRACTS 1 AND 2, BUT CANNOT BE PLOTTED FROM INFORMATION CURRENTLY AVAILABLE.
- 10g. EASEMENT FILED JUNE 5, 1937, EXECUTED BY MRS. C. TEICHELMAN TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 288, PAGE 18, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACTS 1 AND 2, BUT CANNOT BE PLOTTED FROM INFORMATION CURRENTLY AVAILABLE.
- 10h. EASEMENT DATED APRIL 24, 1959, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 430, PAGE 602, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACT 2, BUT CANNOT BE PLOTTED FROM INFORMATION CURRENTLY AVAILABLE.
- 10i. RIGHT OF WAY EASEMENT DATED JUNE 30, 1982, EXECUTED BY EUGENE MUNDKOWSKY TO MANVILLE WATER SUPPLY CORPORATION, RECORDED IN VOLUME 925, PAGE 676, DEED RECORDS, WILLIAMSON COUNTY, TEXA, DOES AFFECT THE SUBJECT TRACT 2. (NOT PLOTTABLE)
- 10j. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN PERMANENT PIPELINE EASEMENT AGREEMENT DATED NOVEMBER 17, 2023 TO THE 130 REGIONAL WATER SUPPLY CORPORATION, RECORDED UNDER DOCUMENT NO. 2023103406, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2 AND 1, AS SHOWN HEREON.
- 10k. EASEMENT DATED APRIL 21, 1952, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 381, PAGE 141, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACTS 3 & 4, BUT CANNOT BE PLOTTED FROM INFORMATION CURRENTLY AVAILABLE.
- 10l. EASEMENT DATED OCTOBER 1, 1974, TO TEXAS POWER & LIGHT COMPANY & SOUTHWESTERN BELL TELEPHONE COMPANY OF TX, RECORDED IN VOLUME 608, PAGE 192, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACTS 3 & 4, BUT CANNOT BE PLOTTED FORM INFORMATION CURRENTLY AVAILABLE.
- 10o. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS.

GENERAL NOTES:

- 1. BEARING ORIENTATION IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE 4203.
- 2. THIS EXHIBIT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY BY TEXAN TITLE INSURANCE COMPANY AND COUNTERSIGNED BY LONGHORN TITLE COMPANY, LLC, UNDER G.F. NO. TAY2402988, DATED EFFECTIVE JULY 25, 2024 AND ISSUED AUGUST 8, 2024.
- 3. THIS IS NOT A BOUNDARY SURVEY.



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502



SCALE: 1"=500'	
SHEET	1
OF	1

LEGAL DESCRIPTION

BEING a 48.089 acre (2,094,778 square foot) tract of land situated in the Houston Tap and Brazoria Railroad Company Survey, Abstract No. 315 and in the James C. Eaves, Abstract No. 214, Williamson County, Texas, and being all of a called 48.100 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Taylor48, LLC recorded in Document No. 2022087192 of the Official Public Records of Williamson County, Texas, said 48.089 acre (2,094,778 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common southwest corner of said 48.100 acre tract of land and the northwest corner of a called 1.13 acre tract of land described as Tract 2 in the Special Warranty Deed to Prophet Capital Management, LTD. recorded in Document No. 2021187922 of said Official Public Records of Williamson County, Texas, said 1/2 inch iron rod being in the southeasterly right-of-way line of County Road 401 (variable width right-of-way);

THENCE North 07 degrees 15 minutes 49 seconds East, with a common northwesterly line of said 48.100 acre tract of land and the southeasterly right-of-way line of said County Road 401, a distance of 884.68 feet to a 5/8 inch iron rod with cap stamped "BLB RPLS 4249" found for the common most westerly northwest corner of said 48.100 acre tract of land and the southwest corner of a called 10.100 acre tract of land described in the Warranty Deed with Vendor's Lien to William B. Miller and Teri M. Miller recorded in Document No. 2025070190 of said Official Public Records of Williamson County, Texas;

THENCE South 81 degrees 42 minutes 22 seconds East, with a common northeasterly line of said 48.100 acre tract of land and the southwesterly line of said 10.100 acre tract of land, a distance of 1,032.78 feet to a 1/2 inch iron rod found for a common reentrant corner of said 48.100 acre tract of land and the southeast corner of said 10.100 acre tract of land;

THENCE North 07 degrees 54 minutes 17 seconds East, with a common northwesterly line of said 48.100 acre tract of land and the southeasterly line of said 10.100 acre tract of land, a distance of 494.45 feet to a 1/2 inch iron rod found for the most northerly northwest corner of said 48.100 acre tract of land;

THENCE South 82 degrees 17 minutes 18 seconds East, with a northeasterly line of said 48.100 acre tract of land, a distance of 866.87 feet to a 1/2 inch iron rod with cap stamped "STANTEC BOUNDARY" found for the common northeast corner of said 48.100 acre tract of land and the northwest corner of a called 151.17 acre tract of land described in the General Warranty Deed to Prophet Capital Management, Ltd recorded in Document No. 2019032467 of said Official Public Records of Williamson County, Texas;

THENCE South 07 degrees 16 minutes 58 seconds West, with the common southeasterly line of said 48.100 acre tract of land and the northwesterly line of said 151.17 acre tract of land, a distance of 1,362.73 feet to a 1/2 inch iron rod found for the common southeast corner of said 48.100 acre tract of land and the northeast corner of a called 1.50 acre tract of land described as Tract 1 in in the Special Warranty Deed to Prophet Capital Management, LTD. recorded in Document No. 2021187922 of said Official Public Records of Williamson County, Texas;

THENCE North 82 degrees 27 minutes 59 seconds West, with the common southwesterly line of said 48.100 acre tract of land and the northeasterly line of said Tract 1, passing at a distance of 1,084.96 feet, the common northwest corner of said Tract 1 and the northeast corner of said Tract 2, continuing with the common southwesterly line of said 48.100 acre tract of land and the northeasterly line of said Tract 2, in all, a total distance of 1,904.56 feet to the **POINT OF BEGINNING** and containing 2,094,778 square feet or 48.089 acres of land.

NOTES

1. Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone (4203), with an combined applied adjustment factor of 1.00012.
2. A survey plat of even survey date herewith accompanies this metes and bounds description.

That I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, does hereby attest that this metes and bounds description accurately represents the property from a survey performed on the ground under my direct supervision.

Shaun Piepkorn

SHAUN MARVIN PIEPKORN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6432
110 W. INTERSTATE 20
FRONTAGE ROAD, SUITE 140
WEATHERFORD, TEXAS 76086
PH. 682-235-9512
shaun.piepkorn@kimley-horn.com



ANNEXATION EXHIBIT
HOUSTON TAP AND BRAZORIA
RAILROAD COMPANY SURVEY,
ABSTRACT No. 315
JAMES C. EAVES SURVEY,
ABSTRACT No. 214
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

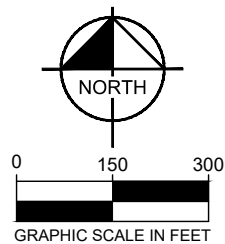
110 W. Interstate 20 Frontage Rd., Suite 140 Weatherford, Texas 76086 FIRM # 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JL	SMP	07/31/2025	064521707	1 OF 2

LEGEND

P.O.B. POINT OF BEGINNING
IRFC IRON ROD W/CAP FOUND
IRF IRON ROD FOUND
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY,
TEXAS

CALLLED 47.634 ACRES
TAYLOR 47 BUSINESS, LLC
DOCUMENT NO. 2021184603
O.P.R.W.C.T.



COUNTY ROAD 401
(VARIABLE WIDTH RIGHT-OF-WAY)

JAMES C. EAVES SURVEY
ABSTRACT NO. 214

CALLLED 10.100 ACRES
WILLIAM B. MILLER AND
TERI M. MILLER
DOCUMENT NO. 2005070190
O.P.R.W.C.T.

CALLLED 151.17 ACRES
PROPHET CAPITAL MANAGEMENT, LTD
DOCUMENT NO. 2019032467
O.P.R.W.C.T.

48.089 ACRES
2,094,778 SQUARE FEET

HOUSTON TAP AND BRAZORIA
RAILROAD COMPANY SURVEY
ABSTRACT NO. 315

CALLLED 48.100 ACRES
TAYLOR48, LLC
DOCUMENT NO. 2022087192
O.P.R.W.C.T.

TRACT 2
CALLLED 1.13 ACRES
PROPHET CAPITAL MANAGEMENT, LTD.
DOCUMENT NO. 2021187922
O.P.R.W.C.T.

TRACT 1
CALLLED 1.50 ACRES
PROPHET CAPITAL MANAGEMENT, LTD.
DOCUMENT NO. 2021187922
O.P.R.W.C.T.

REMAINDER OF
CALLLED 8.43 ACRES
SAMSUNG AUSTIN SEMICONDUCTOR, LLC
DOCUMENT NO. 2021184854
O.P.R.W.C.T.

REMAINDER OF
TRACT 1
CALLLED 79.36 ACRES
SAMSUNG AUSTIN SEMICONDUCTOR, LLC
DOCUMENT NO. 2021184492
O.P.R.W.C.T.

NOTES

- Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone (4203), with an applied combined adjustment factor of 1.00012.
- A metes and bounds description of even survey date herewith accompanies this survey plat.

That I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, does hereby attest that this survey plat accurately represents the property from a survey performed on the ground under my direct supervision

Shaun Piepkorn

SHAUN MARVIN PIEPKORN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6432
110 W. INTERSTATE 20
FRONTAGE ROAD, SUITE 140
WEATHERFORD, TEXAS 76086
PH. 682-235-9512

shaun.piepkorn@kimley-horn.com



ANNEXATION EXHIBIT
HOUSTON TAP AND BRAZORIA
RAILROAD COMPANY SURVEY,
ABSTRACT No. 315
JAMES C. EAVES SURVEY,
ABSTRACT No. 214
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

110 W. Interstate 20 Frontage Rd., Suite 140 Weatherford, Texas 76086 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	JL	SMP	07/31/2025	064521707	2 OF 2

PROJECT COMAL

Employment Center Plan
Taylor, TX

November 4, 2025



1	Cover
2	TOC
3	Purpose and Intent/ Administration/ Definitions
4	Context
8	Regulating Plan
9	Standards
12	Thoroughfare
14	Code Modifications

Purpose and Intent / Administration / Definitions

Purpose and Intent

The intent of the Employment Center (EC) Plan Standards is to provide a set of governing regulations for the design and construction of a primarily data center development on the subject property. These standards include regulations for subdivision and lot standards, streets and rights-of-way, landscaping and screening, and lighting within the private and public realms.

Justification

Upon voluntary annexation of the remaining site into the full-purpose jurisdiction of Taylor and obtaining Employment Center (EC) zoning, the proposed data center development will meet the intent of the future build-out of the area as “Employment – Special Zone” per the Taylor Future Land Use Plan. The site’s adjacency to the Samsung development will also further strengthen this area of Taylor as an industrial and employment center hub for the region. Modifications to the Taylor Land Development Code (LDC) and associated development criteria, as defined in this Employment Center plan, will enable an industrial complex tailored to the site and accommodating surrounding existing and proposed development including residential, commercial and mixed-use.

Administration

Conformity

All development within the boundary of this Employment Center Plan will follow these Employment Center (EC) Standards, including any approved variances adopted as part of these EC Standards. It is the Purpose and Intent of these EC Standards to which improvements shall conform.

Warrants and Variances

There are two types of deviations from these EC Standards: Warrants and Variances. Where no standard is included in these EC Standards, standards shall be determined by Warrant. The correction of scrivener’s errors within this document shall be handled by Warrant (see Definitions: Variance and Warrant).

Vesting Rights

Any Standard not addressed in this EC Plan will follow the Standards and regulations of the Taylor Land Development Code (LDC) and associated criteria manuals in effect as of the date of approval of this EC Plan.

Typical and Actual Conditions

These EC Standards represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. All components of Thoroughfares and Building Sites are expected to be refined as appropriate for specific locations in a reasonable manner that achieves the intent of these EC Standards.

Definitions

The following definitions are specific to this Employment Center (EC) Plan. Any terms not included in this list will be defined by Chapter 7 of the Taylor Land Development Code (LDC).

Block

An aggregate land area circumscribed by streets, thoroughfares, alleys, and/or property lines.

Inside Turning Radius

The inside curved edge of a road measured at the face of curb.

Setback

The area of a lot measured from the lot line to a building façade or elevation that is maintained clear of permanent structures, with the exception of encroachments listed in the LDC.

Variance

A deviation from a specific provision of the Employment Center Plan which meets the intent of that plan. Variances are granted by the Zoning Board of Adjustments in a public hearing.

Warrant

A deviation within the Employment Center Plan that is not tied to a specific provision, but meets the intent of that plan. Warrants are granted administratively by the Development Review Committee (DRC).

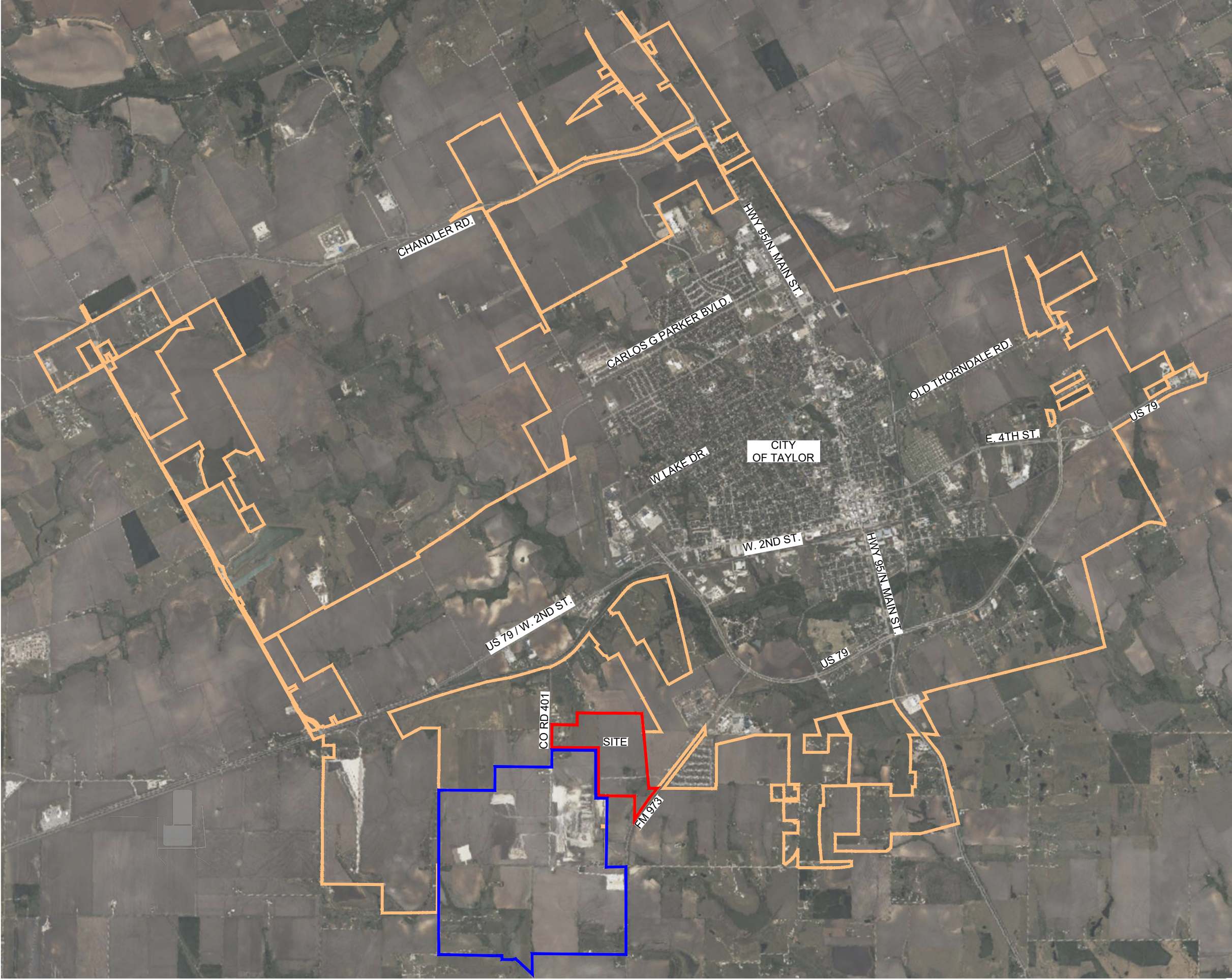
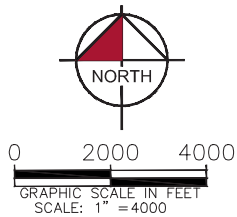
- Any change that does not alter the purpose of the original approval.
- Adjustments in alley, local or collector street alignments or widths that do not adversely affect another proposed phase of the subject property or adjacent property.
- Applicant reserves the right to adjust lot lines, lot sizes, and/or lot configuration for the overall development.

Context /
Regional Map

CITY BOUNDARY

SUBJECT PROPERTY

SAMSUNG CAMPUS

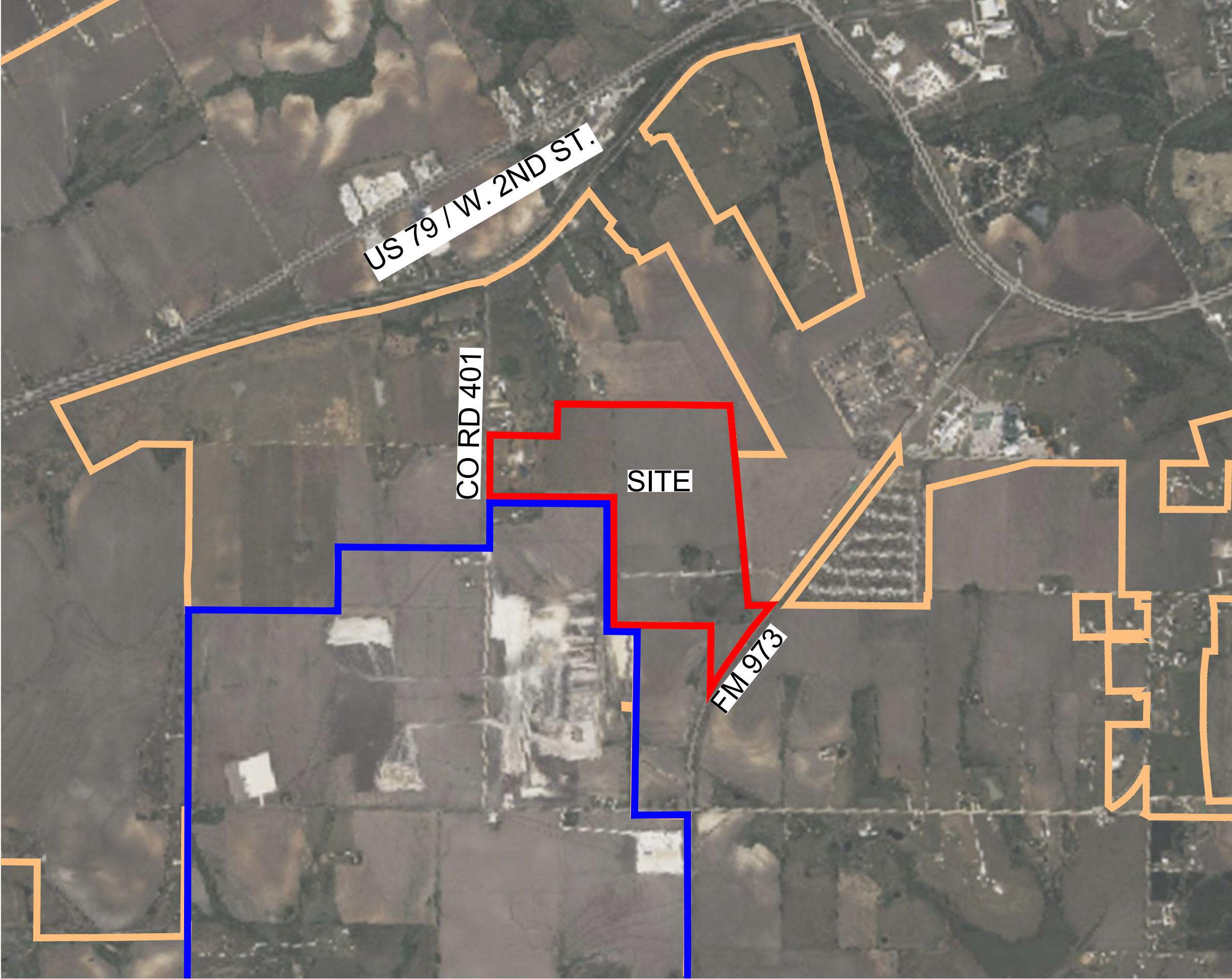
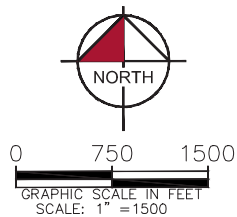


Context /
Site Map

CITY BOUNDARY

SUBJECT PROPERTY

SAMSUNG CAMPUS



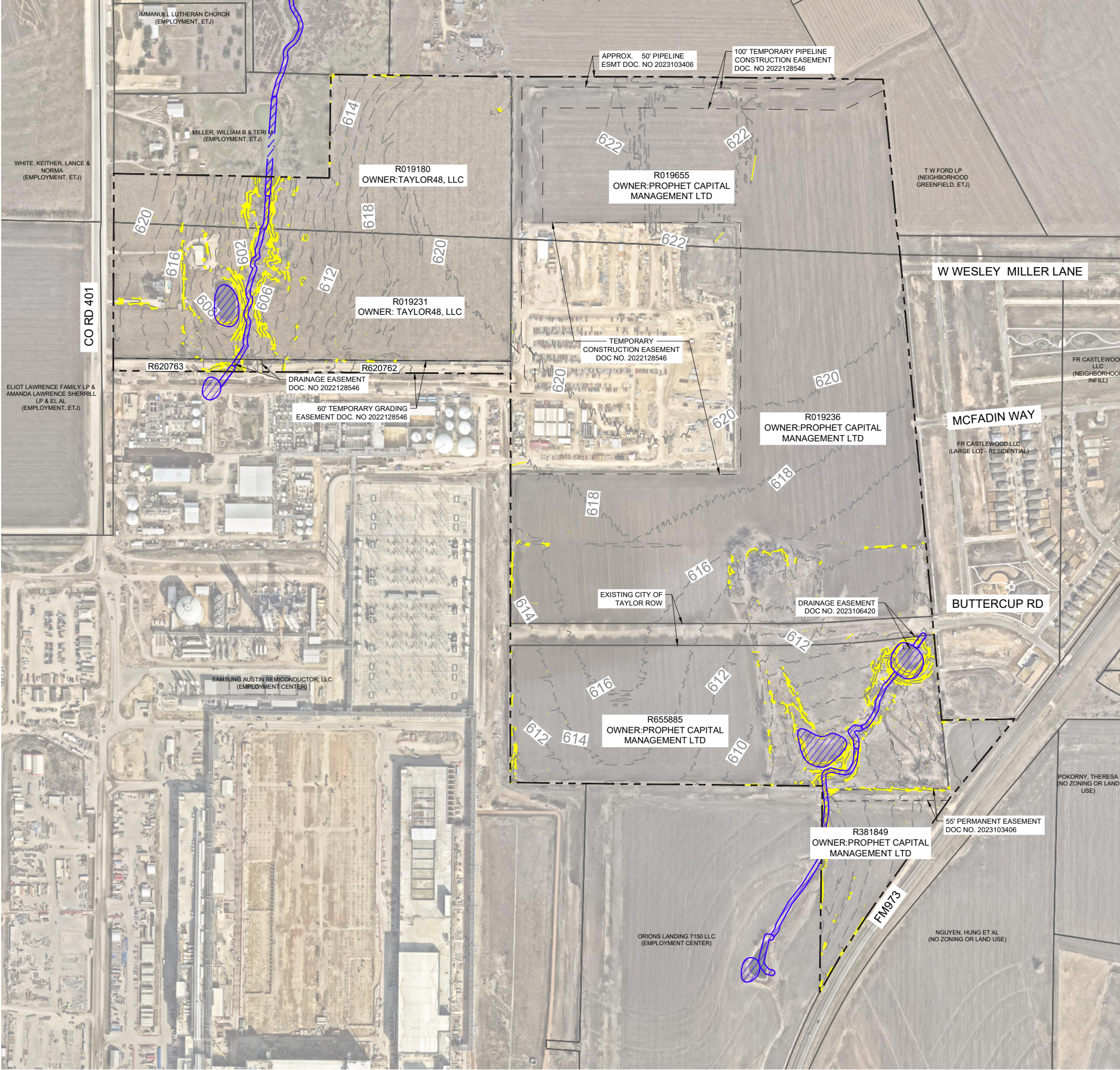
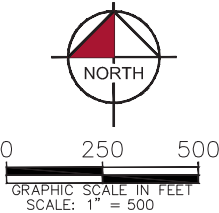
Context / Existing Conditions

ASSUMED EXISTING WETLANDS

PROPERTY LINE

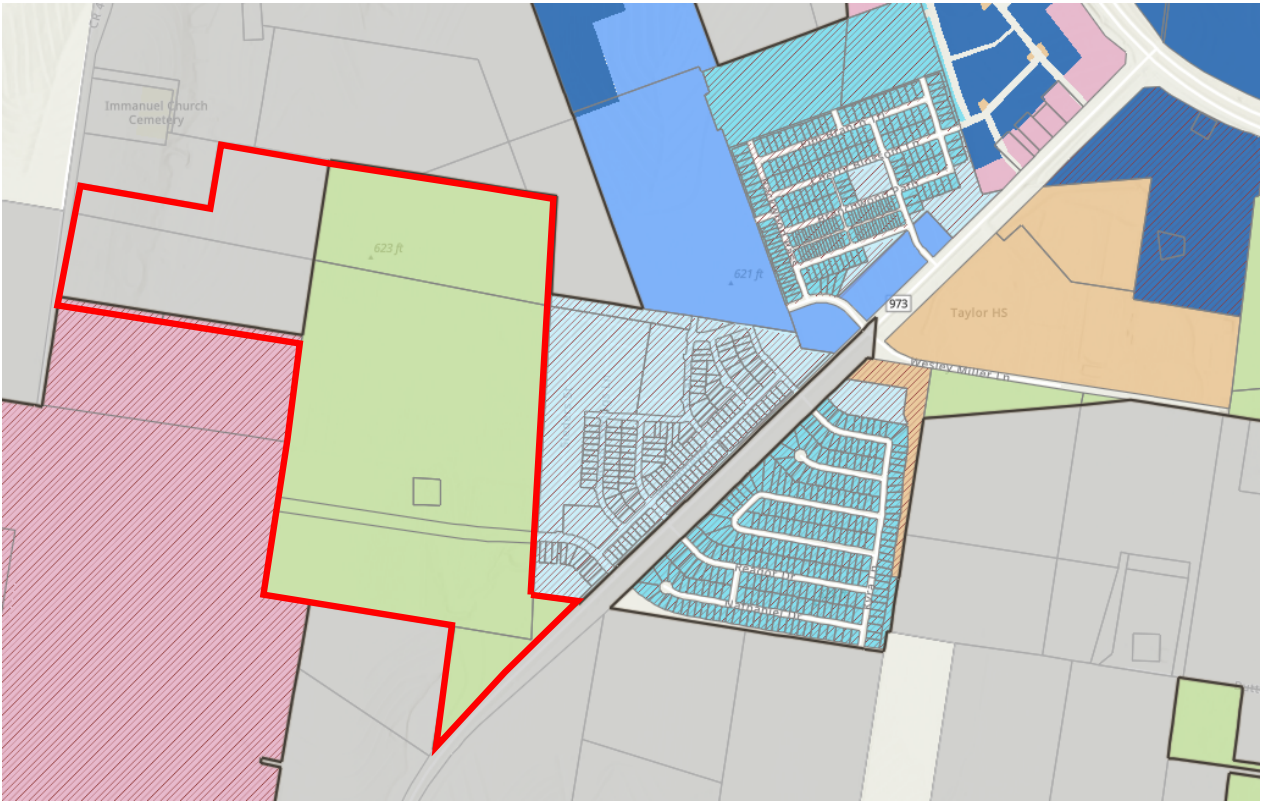
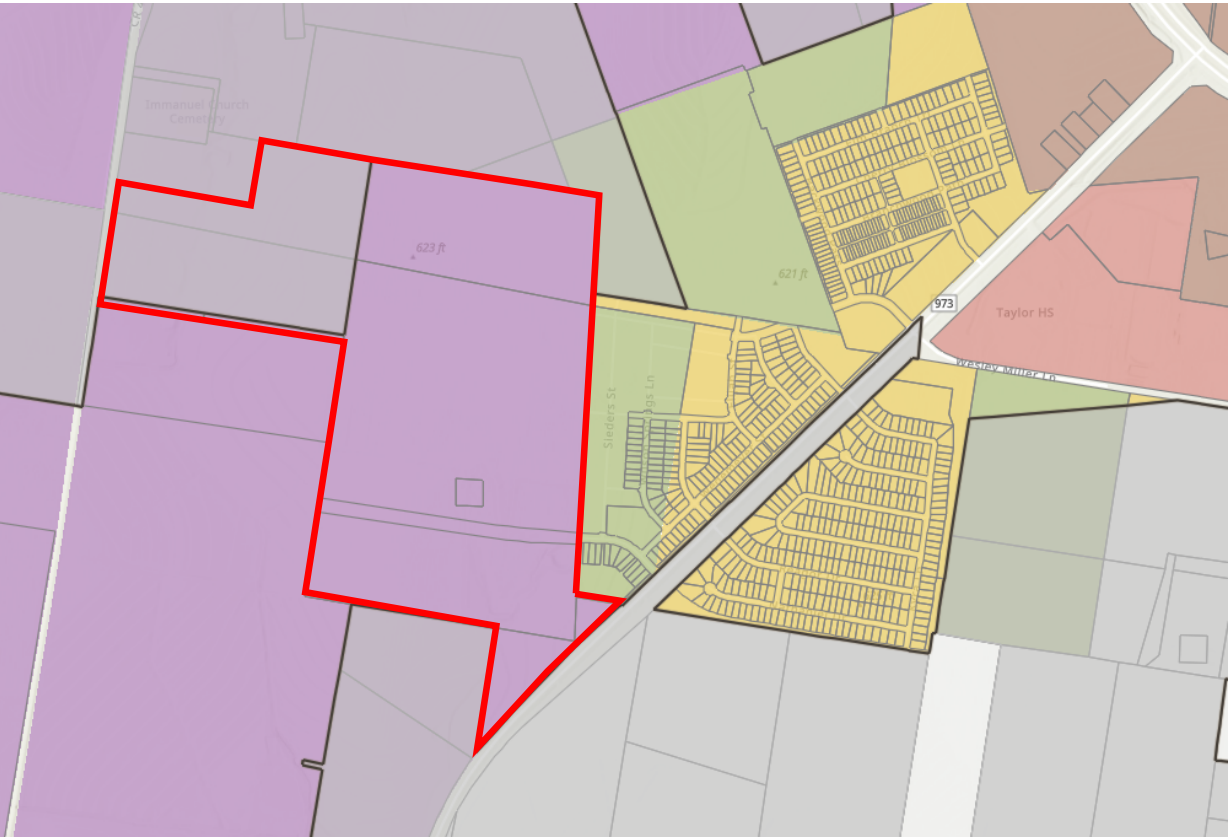
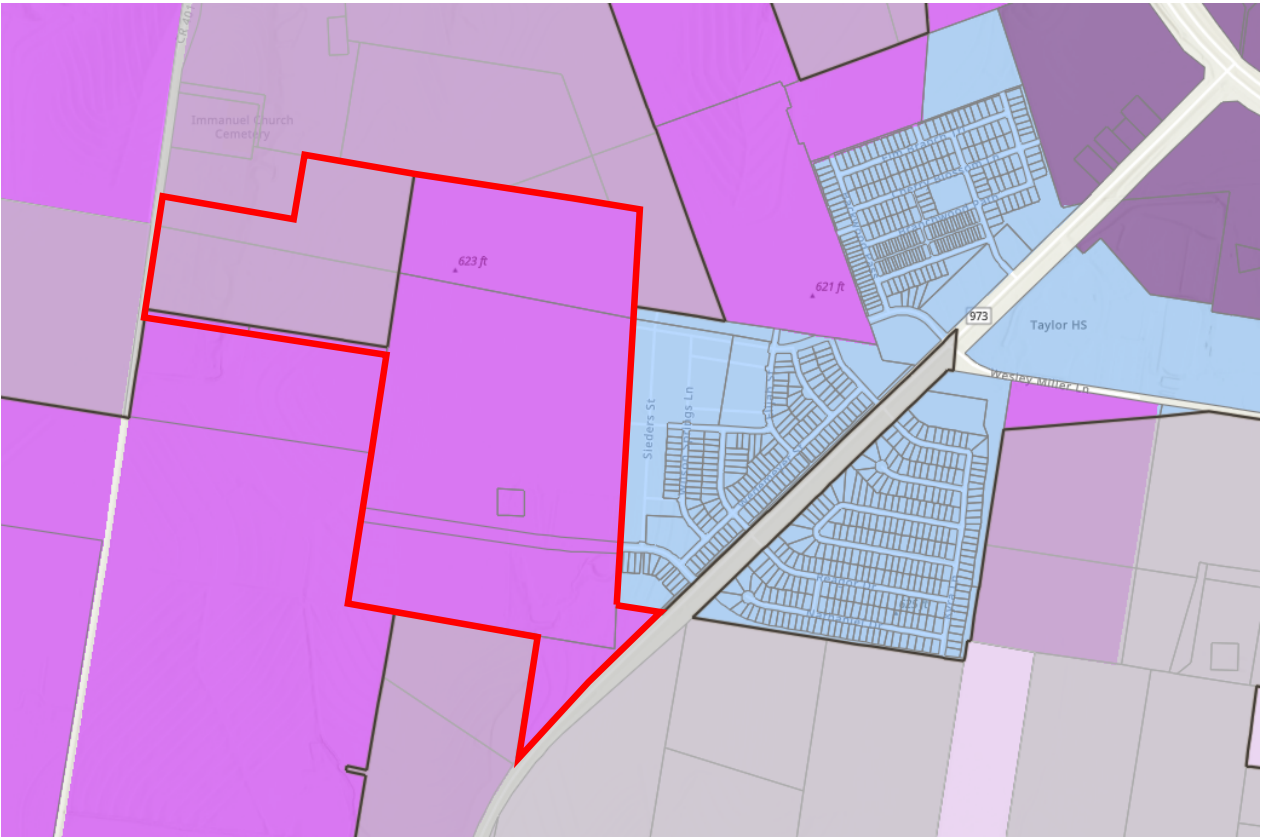
2FT-CONTOUR

10%+ STEEP SLOPES



NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

Context / Plan Maps



Regulating Plan

PROPERTY LINE

PROPOSED ROW

PRIMARY FRONTAGE

SECONDARY FRONTAGE

EMPLOYMENT AREA

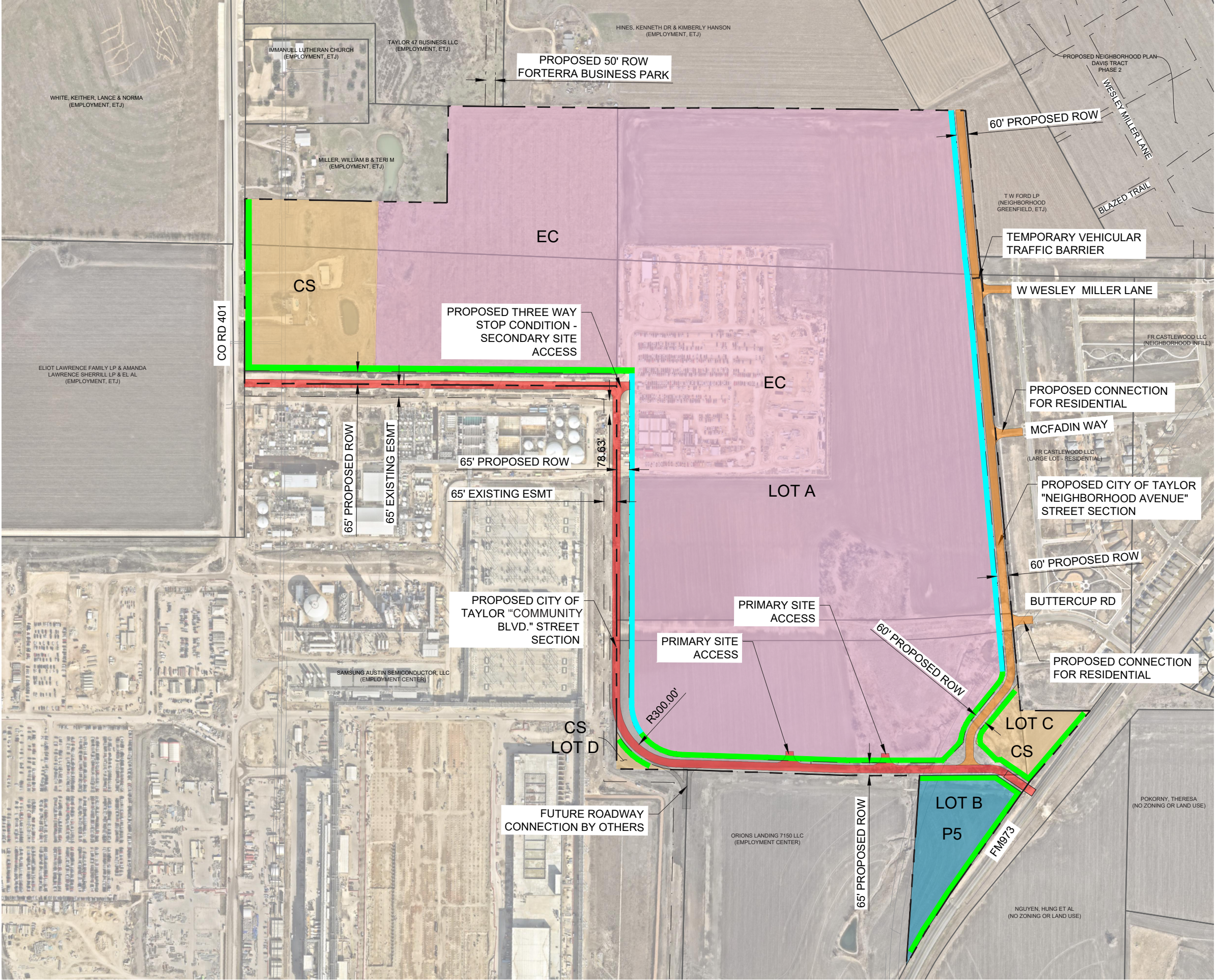
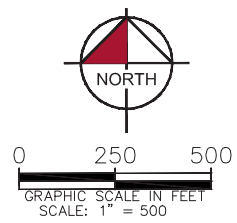
CIVIC SPACE

P5: URBAN CENTER

COMMUNITY BOULEVARD

NEIGHBORHOOD AVENUE

TOTAL SITE AREA	210 ACRES
EMPLOYMENT AREA	179 ACRES / 85%
CIVIC SPACE AREA	11 ACRES / 5%
P5: URBAN CENTER	6 ACRES / 3%
ROW DEDICATION	14 ACRES / 7%



Employment Center Standards / Subdivision, Lot, Parking

Subdivision/Lot Standards		
Block Length (Max)		3,500 l.f.
Min. Block breaks distance		N/A
Block Perimeter (Max)		15,000 l.f.
Lot Width (Min)		N/A
Area Width (Min)		N/A
Lot Coverage (Max) - Imp. Cover		85%
Setbacks		
Build-to-Line (Range) - Front	15'-500'	
Side Yard	25'-500'	
Interior Side	25'-500'	
Rear	25'-500'	
Façade Buildout (Min)	N/A	
Principal Building Height (Max)	3 stories or 85'	
Neighborhood Compatibility		
Setbacks		
Build-to-Line (Range) - Front	15'-500'	
Side Yard	25'-500'	
Rear	25'-500'	
WARRANT REQUEST - PROVIDE FLEXIBILITY FOR OUR PRODUCT		
Permitted Uses		
Industrial, including Data Center		
Industrial Accessory, including Substation		
Manufacturing, Life Sciences		
Small Commercial		
Office		
Retail, including Drive-Through Services		
Vehicle Services and Outdoor Activities		
Outdoor Storage		
Live/Work		
Mixed-Use Commercial		
Large Commercial		
Highway Commercial		
Cart, Kiosks, Food Trailers		
Temporary Commercial		
Commercial Accessory		

Building Placement Standards	
	P / NP
Edgeyard	P
Sideyard	P
Courtyard	P
Rearyard	P
Parking Placement Standards	
	P / NP
First Layer	P
Second Layer	P
Third Layer	P
On-Street	P

Parking Notes

*There shall be no minimum or maximum parking requirements.

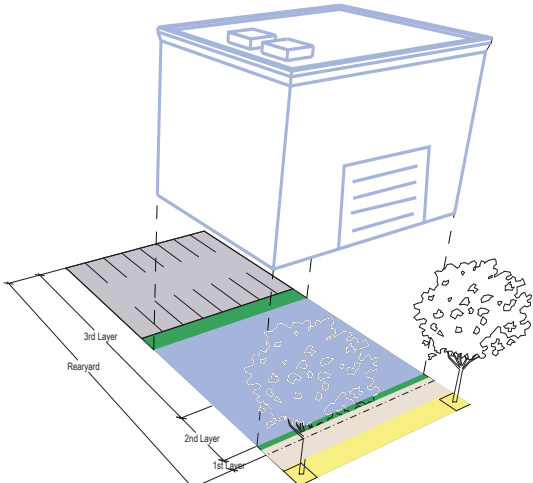
*Visibility of parking lots from frontages shall be minimized using buildings, walls, and/or landscaping. Parking lots not facing frontages need not provide screening from adjacent building sites.

*Parking lots on adjacent private lots shall connect to one another

*Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, all of which shall be graded and drained to dispose of surface water into appropriate structures.

Key

- = Deviation from LDC
- P = Permitted
- NP = Not Permitted



INDUSTRIAL

An individual building on its own lot within an industrial park or employment center. The building may be occupied by one or more businesses. The building is typically disposed on the lot with edge yards and often includes large, paved areas around the building used for parking, loading/unloading, truck bays, and outdoor storage or display.

Employment Center Standards / Landscaping and Screening

Landscaping Standards

Planting Ratio	Requirement
A minimum 5% landscape area buffer along the easternmost property line. The buffer will consist of trees spaced 20 to 30 feet apart.	5% of constructed impervious cover
Minimum Landscape Percentage Provided between property line and neighborhood to the east.	N/A
Plantings in Medians (Size)	
<6'	Hardscape Only
6'-10'	Ornamental trees, shrubs, turf grass, groundcover, hardscape components, native grasses/wildflowers (Max. 18" height)
>10'	Trees, shrubs, turf grass, groundcover, native grasses/wildflowers (Max. 24" height)
Parking Lot and Residential Buffer Landscaping	
Min. Landscaped Area	5% of total paved area
Max. Distance of Parking Space to Landscaping	70'
Total Impervious Coverage (IC):	5,178,301 SF (Includes developed areas, substations, roads, and 75% of Lot B)
5% Landscape Requirement:	258,915 SF
Tree Calculation:	Area per tree: 4,000 SF Total trees required: 129 Total shrubs required: 258
Length of Residential Buffer:	2,872 linear feet

*Above parking lot elements not required for industrial parking areas for trucks having a rated capacity of min. 26,000 pounds gross vehicle weight.

Warrant Request - Landscaping within a closed campus

Tree Protection Standards

Tree Type	Mitigation
Protected (6" - 23.99")	1:1 (3" min)
Heritage (24" +)	1:1 (3" min)

*No tree protection will be required if mitigation is provided per LDC requirements.

Screening Standards

Screening	Requirement
Off-street loading, Outside storage, Antennas, Mechanical equipment (on-ground)	Minimum 6' height or sufficient to obscure area. Plants, solid screen fence/wall, combo <u>Large trees:</u> Min. 2" caliper; Min. 100 s.f. permeable surface area (reduced to 50 s.f. with irrigation). <u>Small trees:</u> Min. 6' height, min. 25 s.f. permeable surface area. <u>Large shrubs:</u> Min. 2' height, min. 9 s.f. surface area, can be within tree areas. <u>All plantings:</u> Min. 36" away from paved surface/COT ROW.
Roof-mounted mechanical equipment	Shielded, concealed, and effectively hidden from view by a person standing at ground level at the closest public right-of-way, screened by an appropriate screening feature.
Fencing Layer	Max. Height
1st	4'
2nd	6'
3rd	8'
Additional Screening Adjacent to Residential Place Types	<u>Large trees:</u> Min. 2" caliper; Min. 150 s.f. permeable surface area (reduced to 75 s.f. with irrigation). <u>Small trees:</u> Min. 6' height, min. 40 s.f. permeable surface area. <u>Large shrubs:</u> Min. 2' height, min. 15 s.f. surface area, can be within tree areas. <u>All plantings:</u> Min. 36" away from paved surface/COT ROW.
Key	
	= Deviation from LDC
P	= Permitted
NP	= Not Permitted

Warrant Request - Majority of landscape to be placed along Residential

Employment Center Standards / Lighting and Signage

Lighting Standards - Public Lighting Types

Public Lighting Types	P / NP
Cobra Head	P
Pipe	P
Post	P
Column	P
Double Column	P

Warrant Request - Flexibility

TABLE 5.10.6.2 (A): DISTANCE FROM CURB/PAVEMENT

Signage Types

Signage - Attached/Building	P / NP	Attached/Building Sign Criteria
Address	P	* Size. Max of all building signs combined may not exceed 15% of façade area o the tallest floor of the building to which signs are attached.
Nameplate	P	
Outdoor Display Case	P	* Number. Multiple signs allowed if 15% of the facade area of tallest floor is not exceeded.
Awning	P	
Window	P	* Height. No sign may extend above parapet wall or roof line of the building.
Band	P	
Blade/Hanging	P	* Illumination. External only. Illumination during business hours. Lighting directed down to sign and shielded for no glare to public ROW. Meet Outdoor Lighting Section of Eng Man
Marquee	P	
Signage - Freestanding		Freestanding Sign Criteria
Sidewalk	P	* Size. 1 s.f. for each 2 linear feet of frontage, max. 50 s.f
Yard	P	
Monument	P	* Number. 1 sign on single frontage lot. 2 for corner lots. Max. 50 s.f
Pole	P	
Roof	NP	* Illumination. External only. Directed down to sign and shielded to not glare in public ROW. Neon and faux neon ok (internal).
Banners	P	
		* Distance from curb and height. See chart below.

Key

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HEIGHT OF SIGN (FEET)	DISTANCE FROM CURB/PAVEMENT (FEET)
4.5	10-15
8.0	15-20
11.0	20-25
14.0	25-30
16.0	30-35
19.0	35-40
21.0	40-45
23.0	45-50
26.0	50-55
29.0	55+

Thoroughfare / Plan

Key Map

- 1. Proposed utility pathway to on-site switching station
- 2. Area allocated for new substation(s) & switching substation
- 3. Civic Space
- 4. Secured campus entry
- 5. Secondary secured campus access point
- 6. Substation entrance
- 7. P5 Urban Center
- 8. Employment Center

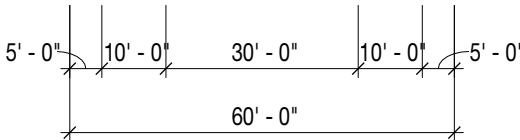
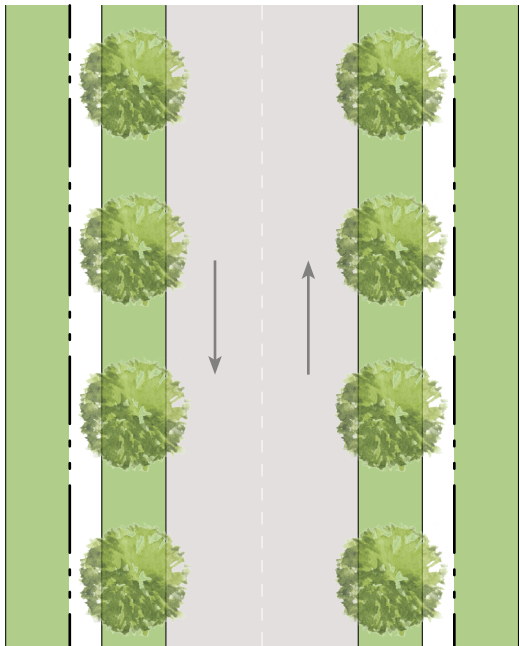
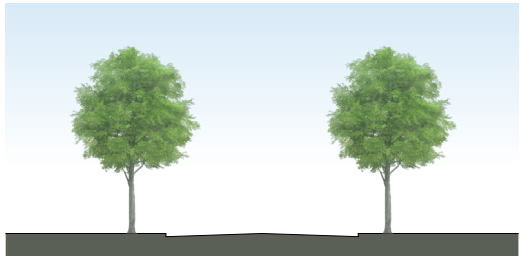


Key Map

- Site Boundary
- Community Boulevard (Proposed 65' ROW)
- Neighborhood Avenue (Proposed 60' ROW)



Employment Center Thoroughfare / Types



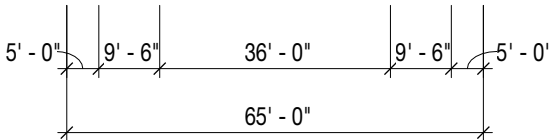
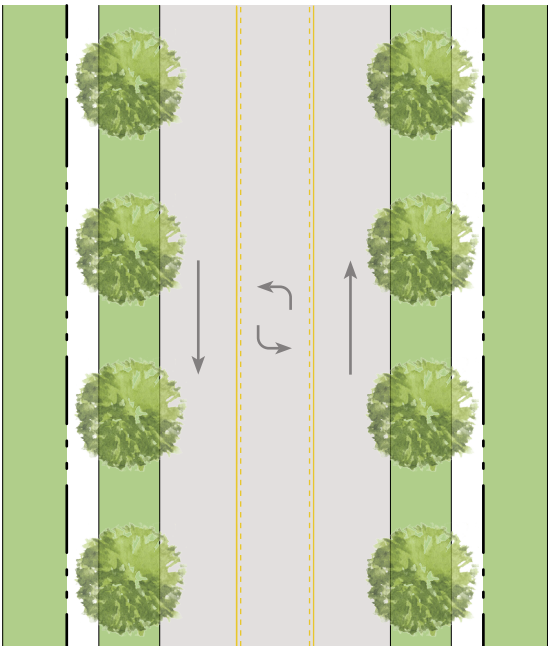
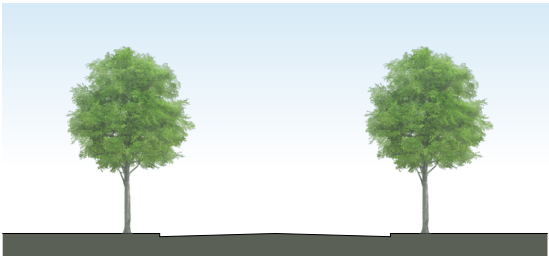
Neighborhood Avenue

Thoroughfare Type

- Right of Way Width (ft)
- Pavement Width (ft)
- Number of Travel Lanes
- Daily Traffic Volume (trips/day)
- Posted Speed (mph)
- Clear Zone (ft)
- Min. Horizontal Inside Radius (ft)
- Max. Grade (%)
- Min. Grade (%)
- Design Vehicle
- Area Free From Storm Water (100 yr)

- 60
- 30
- 2
- 3,000 - 10,000
- 30 - 35
- 4
- 455
- 7
- 0.5
- Fire Truck
- 12'

Warrant Request - No parking provided



Community Boulevard

- 65
- 36
- 3
- 3,000 - 18,000
- 35 - 45
- 4
- 300
- 6
- 0.5
- WB - 40
- 24'

Warrant Request - Modified Community Boulevard

- No parking provided
- Reduced horizontal curve geometry

Street Standards		
	Neighborhood Avenue	Community Boulevard
Driveways	P / NP	P / NP
Driveway Cuts	P	P
Driveway Throat Width (ft)	50	50
Public Frontage Requirements		
Sidewalk Zone Width	5'	5'
Landscape Zone	P	P
Intersections		
Intersection Angle	80° - 100°	80° - 100°
Acute Angle Intersection	25' radius at acute corners	25' radius at acute corners
Pedestrian Elements		
	Sidewalks	Sidewalks
ROW Width (ft)	Typical Sections	Typical Sections
Surface Width (ft)	5'	5'
Design Speed	N/A	N/A
Cross Slope (%)	0.5% Usual / 2% Max	0.5% Usual / 2% Max
Horizontal Clearance (ft)	N/A	N/A
Vertical Clearance (ft)	8	8

Notes

¹ Deviation from approved ROWs in EC Plans cannot be approved solely by the applicant Deviations due to constraints may be considered by staff during subsequent phases of the development.

Key

- = Deviation from LDC
- P = Permitted
- NP = Not Permitted

Code Modifications / Table

EMPLOYMENT CENTER LOT AND BLOCK STANDARDS		
Code Citation	Code Standard Description	Proposed Modification
LDC 4.3 (Place Type Zoning District Development Standards)	Maximum Block Length = 720’	Maximum Block Length = 3,500 l.f.
	Maximum Block Perimeter = 2,880’	Maximum Block Perimeter = 10,000 l.f.
	Maximum Block Breaks Distance = 330’	Maximum Block Breaks Distance = N/A
	Maximum Lot Coverage (TBD)	Maximum Lot Coverage = 85%
	Setbacks	
	Build-to-Line - Front (TBD)	Build-to-Line - Front = 15’ - 350’
	Side Yard (TBD)	Side Yard = 25’
	Interior Side (TBD)	Interior Side = 25’
	Rear (TBD)	Rear = 25’
	Setbacks - Neighborhood Compatibility	Setbacks - Neighborhood Compatibility
	Build-to-Line - Front = N/A	Build-to-Line - Front = 15’
	Side Yard = N/A	Side Yard = 45’
	Rear = N/A	Rear = 25’
	Minimum Facade Buildout (TBD)	Minimum Façade Buildout = N/A
	Minimum Principal Building Height (TBD)	Maximum Principal Building Height = 85’ / 3 stories

EMPLOYMENT CENTER LANDSCAPING AND SCREENING STANDARDS		
Code Citation	Code Standard Description	Proposed Modification
Code of Ordinances Sec. 28-29(b)(1)	Minimum percentage of required landscaped area and required plantings shall be installed between the front property lines and the building being constructed = 50%	Landscaping provided along office-designated land use areas. Industrial land use areas that include equipment yards and are not adjacent to residential zones shall be exempt from this requirement.
N/A	Roof-mounted mechanical equipment screening (no requirement)	Roof-mounted mechanical equipment to be shielded, concealed and effectively hidden from view by a person standing at ground level at the closest public ROW screened by an appropriate screening feature

Warrant Request - Landscaping within a closed campus

EMPLOYMENT CENTER LIGHTING STANDARDS		
Code Citation	Code Standard Description	Proposed Modification
LDC Table 5.7.13(A) Public Lighting Types	(Type) Pipe = Not permitted in EC	(Type) Pipe = Permitted in EC
	(Type) Pipe = Not permitted in EC	(Type) Pipe = Permitted in EC

DEFINITIONS

Refer to the Definitions section of the Employment Center Plan document for modifications to typical definitions in the Taylor LDC.

EMPLOYMENT CENTER STREET STANDARDS		
Code Citation	Code Standard Description	Proposed Modification
	Neighborhood Avenue Standards	Neighborhood Avenue Standards
Engineering Manual Table 2-3 (General Thoroughfare Design Criteria)	Typical ROW Width (ft) = 60-80	Typical ROW Width (ft) = 60
	Min. Paving curb-to-curb (ft) = N/A	Min. Paving curb-to-curb (ft) = 30
	Min. Horizontal Inside Radius (ft) = 510	Min. Horizontal Inside Radius (ft) = 455
	Sidewalk Width (ft) = 5’ Min. / 6’ adjacent to curb	Sidewalk Width (ft) = 5’
Engineering Manual Table 2-4 (Driveway Spacing Requirements)	Driveway Throat Width (ft) = 20	Driveway Throat Width (ft) = 50
LDC 5.4.6	Driveways not encouraged	Driveways permitted
	Community Boulevard Standards	Community Boulevard Standards
Engineering Manual Table 2-3 (General Thoroughfare Design Criteria)	Typical ROW Width (ft) = 80-100	Typical ROW Width (ft) - 65
	Min. Paving curb-to-curb (ft) = N/A	Min. Paving curb-to-curb (ft) = 36
	Sidewalk Width (ft) = 5’ Min. / 6’ adjacent to curb	Sidewalk Width (ft) = 5’
Engineering Manual Table 2-4 (Driveway Spacing Requirements)	Driveway Throat Width (ft) = 20	Driveway Throat Width (ft) = 50
LDC 5.4.6	Driveways not permitted	Driveways permitted

P5 URBAN CENTER STANDARDS		
Code Citation	Code Standard Description	Proposed Modification
Table 3.8.2(J) Block Length and Perimeter	Block Length Maximum = 350’	Block Length Maximum = 1,000’
TABLE 3.8.2(J) Block Length and Perimeter	Block perimeter maximum = 1,320’	Block perimeter maximum = 2,000’
4.3.1.8 P5 Urban Center	Building types allows residential	Building types restricts residential
5.4.1 Intent(2)	In P4 and P5 the parking area can not be larger than one and a half times the size of the building footprint.	P5 Parking count to be use-driven parking count
Driveway 5.4.6.4	In P4 and P5, driveways accessing up to eighty (80) feet wide of street right-of-way must be spaced 200 feet apart centerline to centerline.	In P4 and P5, driveways accessing up to eighty (80) feet wide of street right-of-way must be spaced 150 feet apart centerline to centerline.

Code Modifications / Table

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	Maximum Block Breaks Distance = 330’	Maximum Block Breaks Distance = N/A
	Maximum Lot Coverage (TBD)	Maximum Lot Coverage = 85%
	Setbacks	
	Build-to-Line - Front (TBD)	Build-to-Line - Front = 15’ - 350’
	Side Yard (TBD)	Side Yard = 25’
	Interior Side (TBD)	Interior Side = 25’
	Rear (TBD)	Rear = 25’
	Setbacks - Neighborhood Compatibility	Setbacks - Neighborhood Compatibility
	Build-to-Line - Front = N/A	Build-to-Line - Front = 15’
	Side Yard = N/A	Side Yard = 45’
	Rear = N/A	Rear = 25’
	Minimum Facade Buildout (TBD)	Minimum Façade Buildout = N/A
	Minimum Principal Building Height (TBD)	Maximum Principal Building Height = 85’ / 3 stories

EMPLOYMENT CENTER LANDSCAPING AND SCREENING STANDARDS		
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Warrant Request - Landscaping within a closed campus

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Code Citation	Code Standard Description	Proposed Modification
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TABLE 3.8.2(J) Block Length and Perimeter	Block perimeter maximum = 1,320’	Block perimeter maximum = 2,000’
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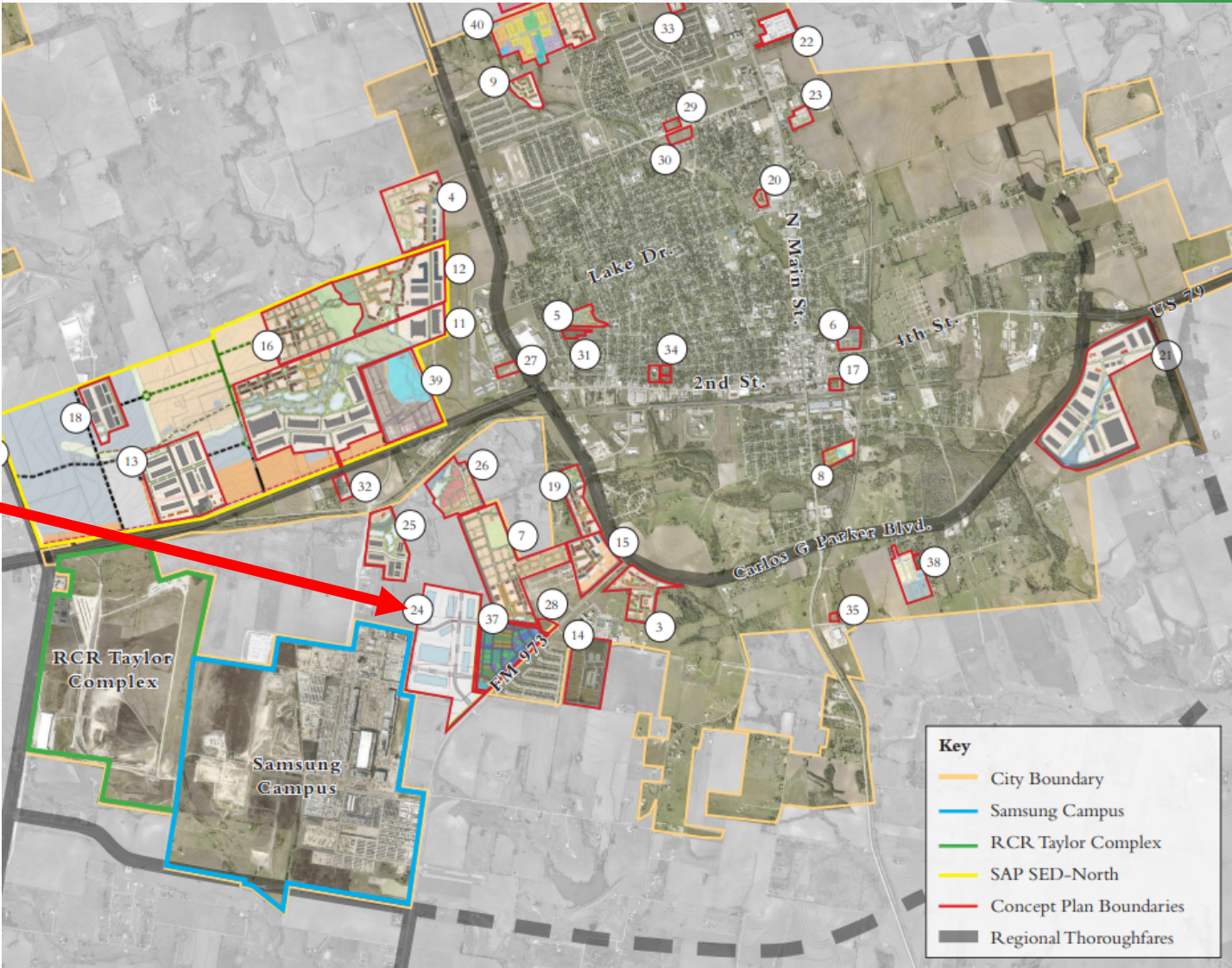
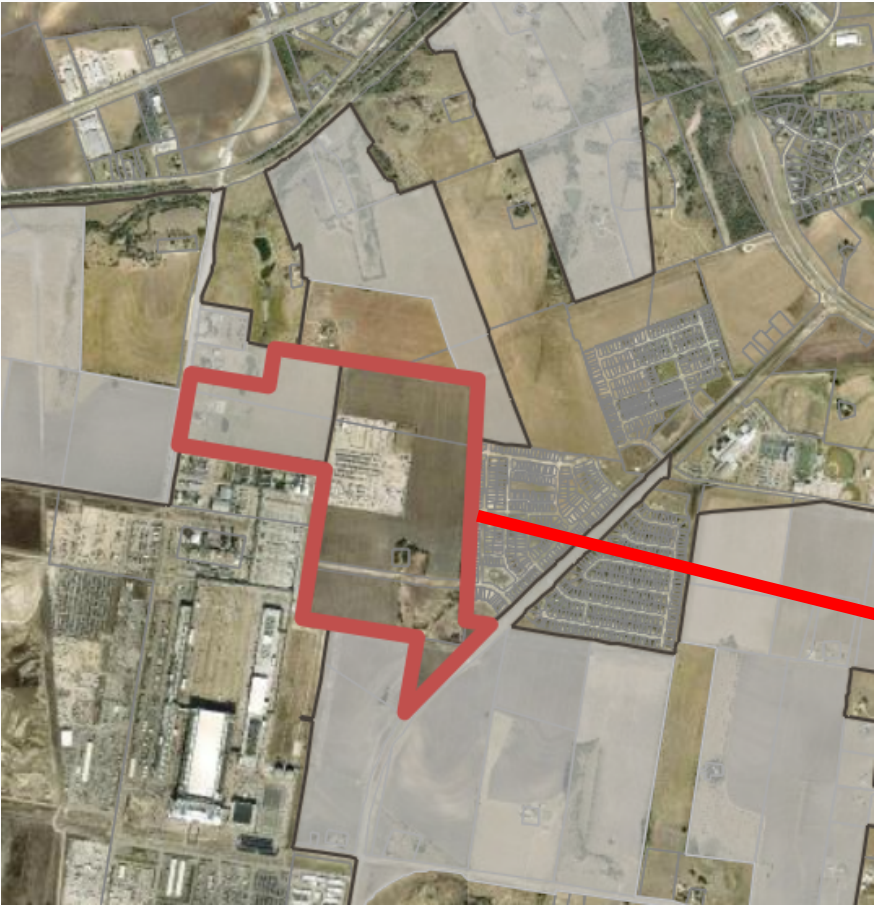
PZ-2025-2289

Project Comal Employment Center Plan
1051 County Road 401

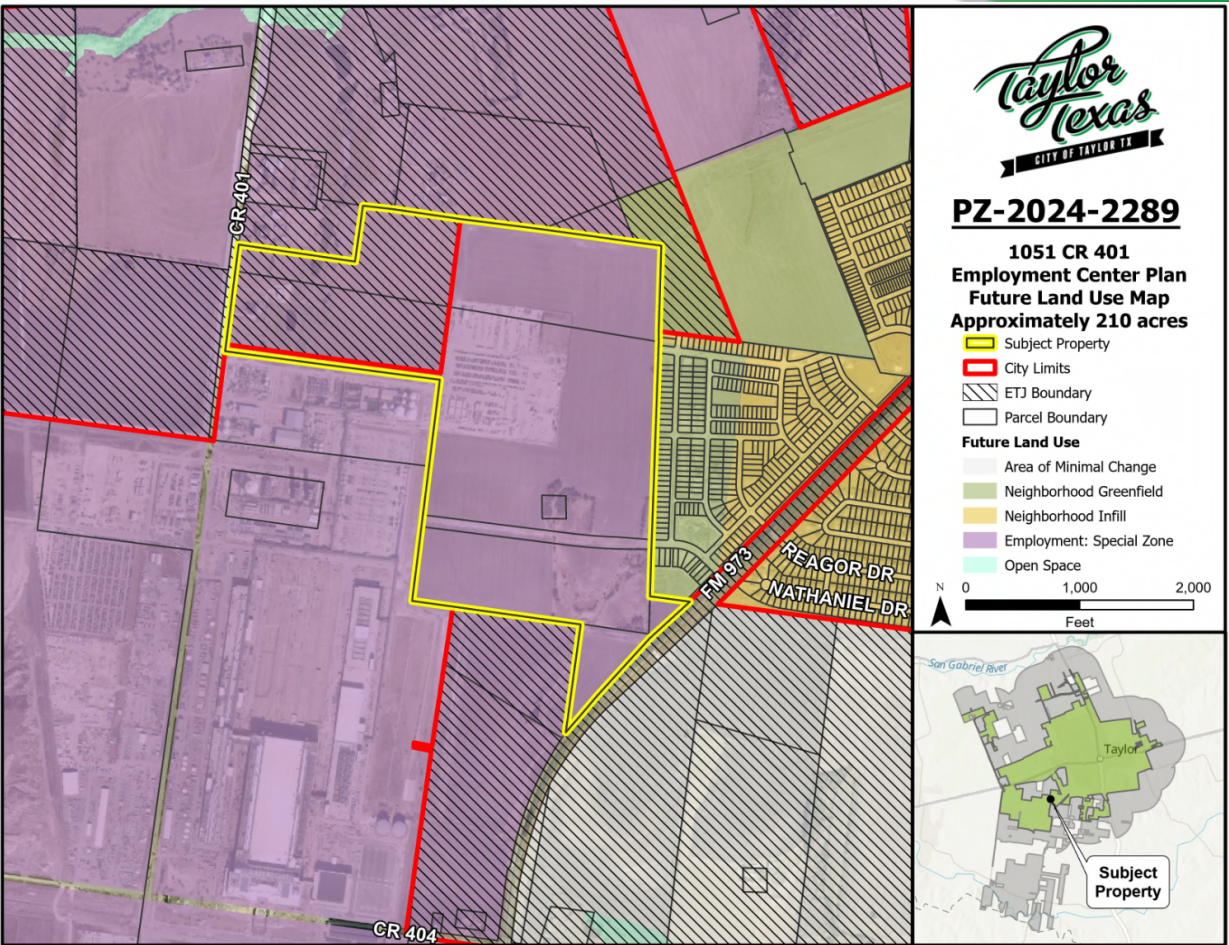
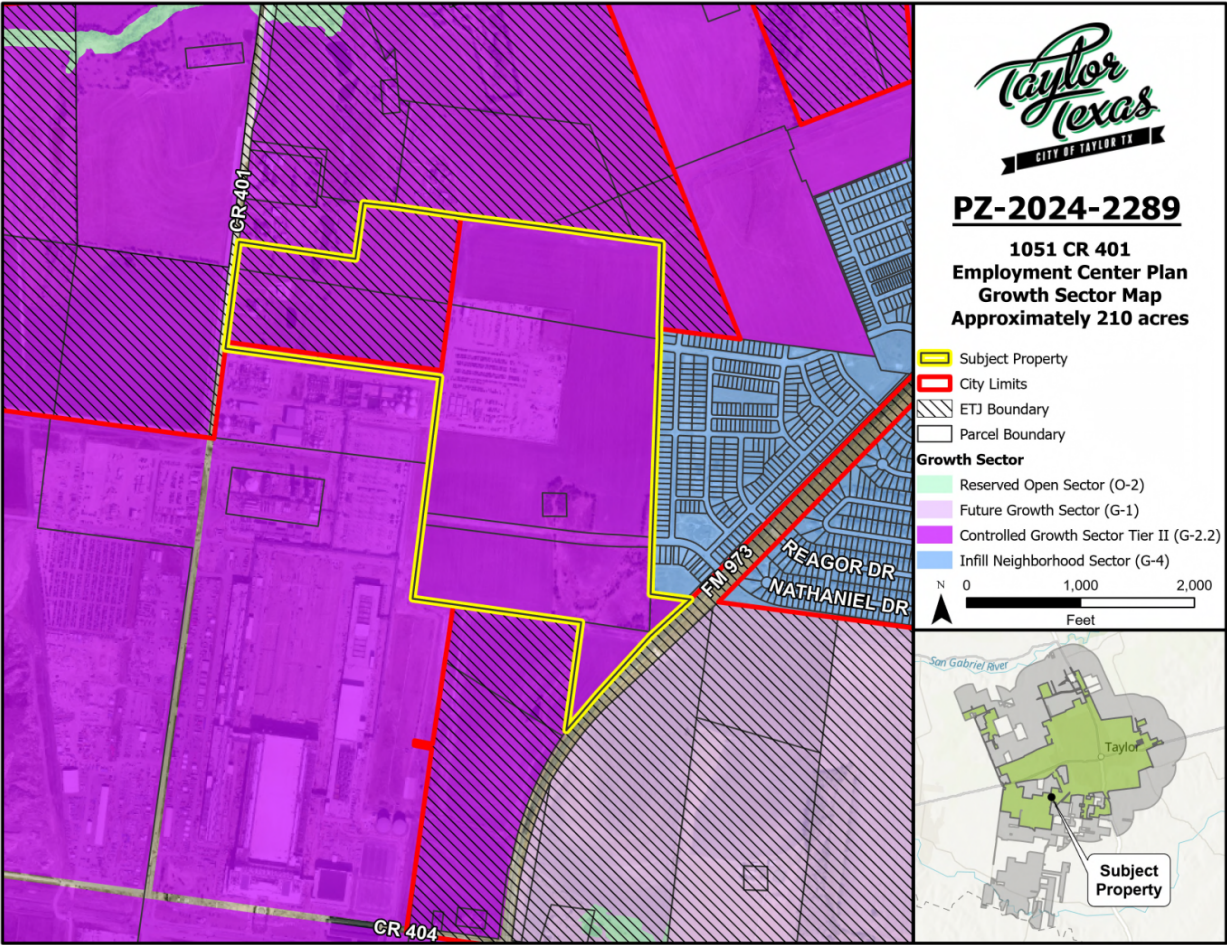
Development Process

- 1. Comprehensive Plan Amendment** – Changes to the Growth Sector, Future Land Use, or Transportation Master Plan. Can also be actions to amend the Comp. Plan to fulfill an Implementation Strategy.
- 2. Plan and/or Place Type Designation** – Projects 2.5 acres and greater will go through an Employment Center, Neighborhood, or Infill Neighborhood Plan to layout new Centers or Neighborhoods and allocate Place Type Zoning Districts.
- 3. Preliminary Plat** – Division of land into lots (identifying lot boundaries, streets, easements, etc.).
- 4. Subdivision Improvement Plans** – Public Infrastructure Plans (Water, Sewer, Drainage).
- 5. Final Plat** To be recorded after approved and accepted infrastructure improvements.
- 6. Site Development Plans** – Engineered or surveyed drawings depicting proposed development on a lot(s).
- 7. Building Permit** - Layout of building(s) on lot(s) and detailed construction drawings.

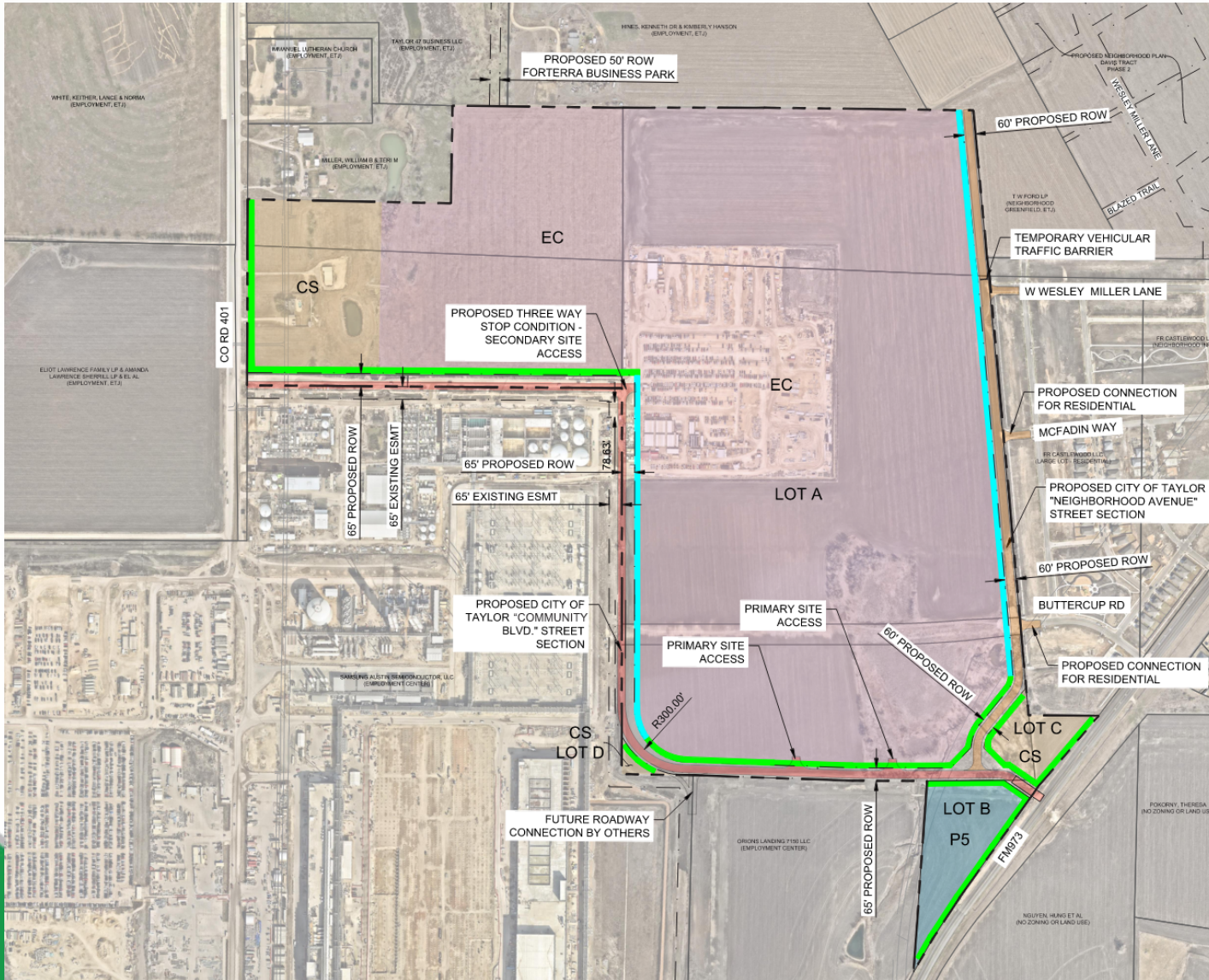
Location Map



Growth Sector & Future Land Use Maps



Regulating Plan



	PROPERTY LINE
	PROPOSED ROW
	PRIMARY FRONTAGE
	SECONDARY FRONTAGE
	EMPLOYMENT AREA
	CIVIC SPACE
	P5: URBAN CENTER
	COMMUNITY BOULEVARD
	NEIGHBORHOOD AVENUE

TOTAL SITE AREA	210 ACRES
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CIVIC SPACE AREA	11 ACRES / 5%
P5: URBAN CENTER	6 ACRES / 3%
ROW DEDICATION	14 ACRES / 7%

Thoroughfare Plan



Key Map

1. Proposed utility pathway to on-site switching station
2. Area allocated for new substation(s) & switching substation
3. Civic Space
4. Secured campus entry
5. Secondary secured campus access point
6. Substation entrance
7. P5 Urban Center
8. Employment Center

Key Map

- Site Boundary
- Community Boulevard
(Proposed 65' ROW)
- Neighborhood Avenue
(Proposed 60' ROW)

Proposed Warrants/Variances

Code Modifications / Table

EMPLOYMENT CENTER LOT AND BLOCK STANDARDS

Code Citation	Code Standard Description	Proposed Modification
LDC 4.3 (Place Type Zoning District Development Standards)	Maximum Block Length = 720'	Maximum Block Length = 3,500 l.f.
	Maximum Block Perimeter = 2,880'	Maximum Block Perimeter = 10,000 l.f.
	Maximum Block Breaks Distance = 330'	Maximum Block Breaks Distance = N/A
	Maximum Lot Coverage (TBD)	Maximum Lot Coverage = 85%
	Setbacks	
	Build-to-Line - Front (TBD)	Build-to-Line - Front = 15' - 350'
	Side Yard (TBD)	Side Yard = 25'
	Interior Side (TBD)	Interior Side = 25'
	Rear (TBD)	Rear = 25'
	Setbacks - Neighborhood Compatibility	Setbacks - Neighborhood Compatibility
	Build-to-Line - Front = N/A	Build-to-Line - Front = 15'
	Side Yard = N/A	Side Yard = 45'
	Rear = N/A	Rear = 25'
	Minimum Facade Buildout (TBD)	Minimum Façade Buildout = N/A
	Minimum Principal Building Height (TBD)	Maximum Principal Building Height = 85' / 3 stories

EMPLOYMENT CENTER LANDSCAPING AND SCREENING STANDARDS

Code Citation	Code Standard Description	Proposed Modification
Code of Ordinances Sec. 28-29(b)(1)	Minimum percentage of required landscaped area and required plantings shall be installed between the front property lines and the building being constructed = 50%	Landscaping provided along office-designated land use areas. Industrial land use areas that include equipment yards and are not adjacent to residential zones shall be exempt from this requirement.
N/A	Roof-mounted mechanical equipment screening (no requirement)	Roof-mounted mechanical equipment to be shielded, concealed and effectively hidden from view by a person standing at ground level at the closest public ROW screened by an appropriate screening feature

Warrant Request - Landscaping within a closed campus

EMPLOYMENT CENTER LIGHTING STANDARDS

Code Citation	Code Standard Description	Proposed Modification
LDC Table 5.7.13(A) Public Lighting Types	(Type) Pipe = Not permitted in EC	(Type) Pipe = Permitted in EC
	(Type) Pipe = Not permitted in EC	(Type) Pipe = Permitted in EC

DEFINITIONS

Refer to the Definitions section of the Employment Center Plan document for modifications to typical definitions in the Taylor LDC.

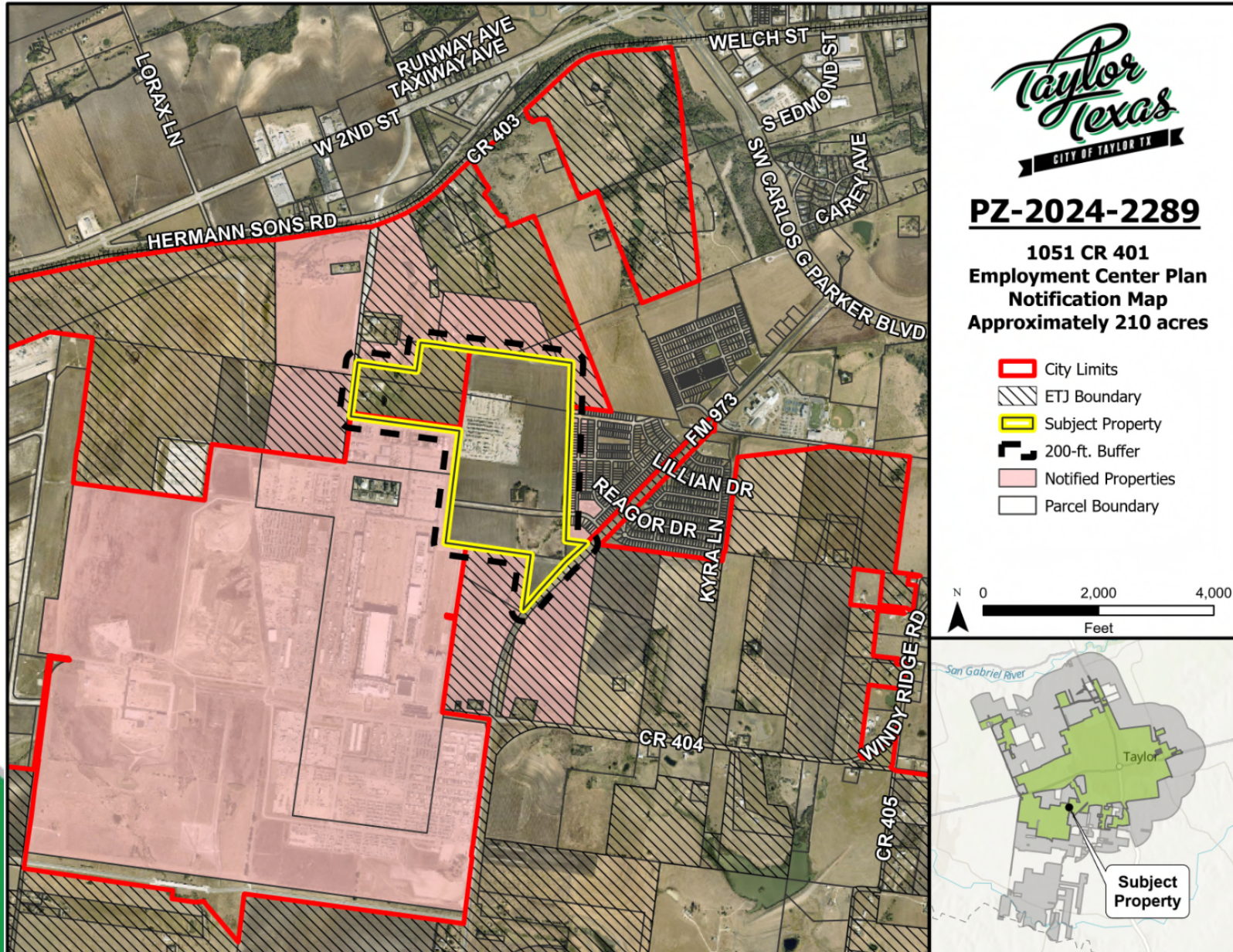
EMPLOYMENT CENTER STREET STANDARDS

Code Citation	Code Standard Description	Proposed Modification
Engineering Manual Table 2-3 (General Thoroughfare Design Criteria)	Neighborhood Avenue Standards	
	Typical ROW Width (ft) = 60-80	Typical ROW Width (ft) = 60
	Min. Paving curb-to-curb (ft) = N/A	Min. Paving curb-to-curb (ft) = 30
	Min. Horizontal Inside Radius (ft) = 510	Min. Horizontal Inside Radius (ft) = 455
	Sidewalk Width (ft) = 5' Min. / 6' adjacent to curb	Sidewalk Width (ft) = 5'
	Community Boulevard Standards	
	Typical ROW Width (ft) = 80-100	Typical ROW Width (ft) = 65
	Min. Paving curb-to-curb (ft) = N/A	Min. Paving curb-to-curb (ft) = 36
	Sidewalk Width (ft) = 5' Min. / 6' adjacent to curb	Sidewalk Width (ft) = 5'
	Community Boulevard Standards	
Engineering Manual Table 2-4 (Driveway Spacing Requirements)	Driveway Throat Width (ft) = 20	Driveway Throat Width (ft) = 50
	Driveways not encouraged	Driveways permitted
	LDC 5.4.6	Driveways not permitted

P5 URBAN CENTER STANDARDS

Code Citation	Code Standard Description	Proposed Modification
Table 3.8.2(J) Block Length and Perimeter	Block Length Maximum = 350'	Block Length Maximum = 1,000'
TABLE 3.8.2(J) Block Length and Perimeter	Block perimeter maximum = 1,320'	Block perimeter maximum = 2,000'
4.3.1.8 P5 Urban Center	Building types allows residential	Building types restricts residential
5.4.1 Intent(2)	In P4 and P5 the parking area can not be larger than one and a half times the size of the building footprint.	P5 Parking count to be use-driven parking count
Driveway 5.4.6.4	In P4 and P5, driveways accessing up to eighty (80) feet wide of street right-of-way must be spaced 200 feet apart centerline to centerline.	In P4 and P5, driveways accessing up to eighty (80) feet wide of street right-of-way must be spaced 150 feet apart centerline to centerline.

Notification Map



- 15 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- At the P&Z Public Hearing (11/12/25) 12 citizens spoke regarding their concerns with the proposed ECP and potential for Data Center usage.

Staff Analysis

The Employment Center Plan seeks to largely align with the surrounding industrial and commercial uses within the P5 Place Type allows for a transition into the neighborhood and allow for supporting uses.

- Is the Employment Center Plan consistent with the Comprehensive Plan.
The Plan is consistent with the Comprehensive Plan. The proposed plan would increase the amount of commercial and industrial around the Samsung site.
- Is the plan compatible with the surrounding area?
The plan is compatible with the surrounding properties to the North, South and West. A sufficient buffer is being provided for the proposed industrial and single-family.
- Does the plan promote public health, safety, or general welfare?
Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and the 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 will be able to tie into the existing infrastructure to serve this property.
- Do current conditions indicate that an Employment Center Plan is necessary?
The property is currently zoned P2: Rural and to be consistent with the future land use, the Employment is necessary.

Center plan

Planning & Zoning Commission Recommendation

On November 12, 2025, the P&Z held a public hearing and heard from 12 citizens regarding their concerns with the request. After the public hearing, the Commission voted to recommend disapproval. However, the motion failed (2-3).



PROJECT COMAL CITY COUNCIL PACKAGE | TAYLOR, TEXAS

DECEMBER 19, 2025



KDC Real Estate Development and Investments will develop this new digital infrastructure project as a responsible and community-oriented partner in Taylor, Texas.

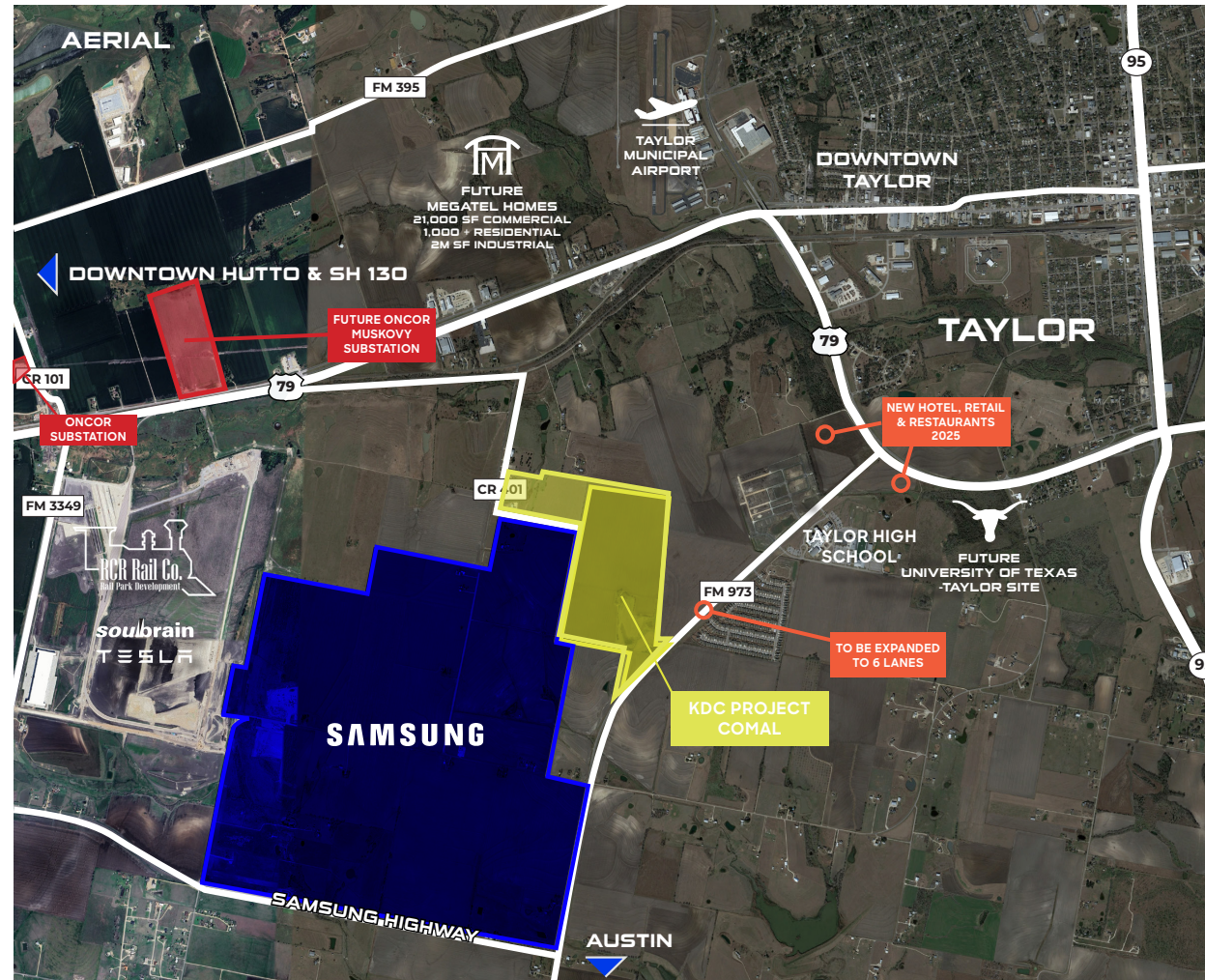
KDC proposes to develop a data center facility on 210 acres of land in Taylor, TX. Our top priority is to collaborate with the Taylor community to build a high-value, low-impact facility that will benefit the entire region through transformational economic benefits.

ABOUT THE DEVELOPER - KDC:

- » **40 million SF developed** in KDC's 35 year history across office, data center, and industrial markets nationwide
- » **Custom homebuilder mentality** for build-to-suit clients—personalized, detail-driven delivery
- » **Certainty in execution of financing**, backed by long-term capital relationships
- » **Significant in-house CM/PM capabilities** ensuring predictable schedules, budgets, and outcomes
- » **Strong relationships** with regional and local GC/vendor partners to ensure flexibility, quality, and market responsiveness

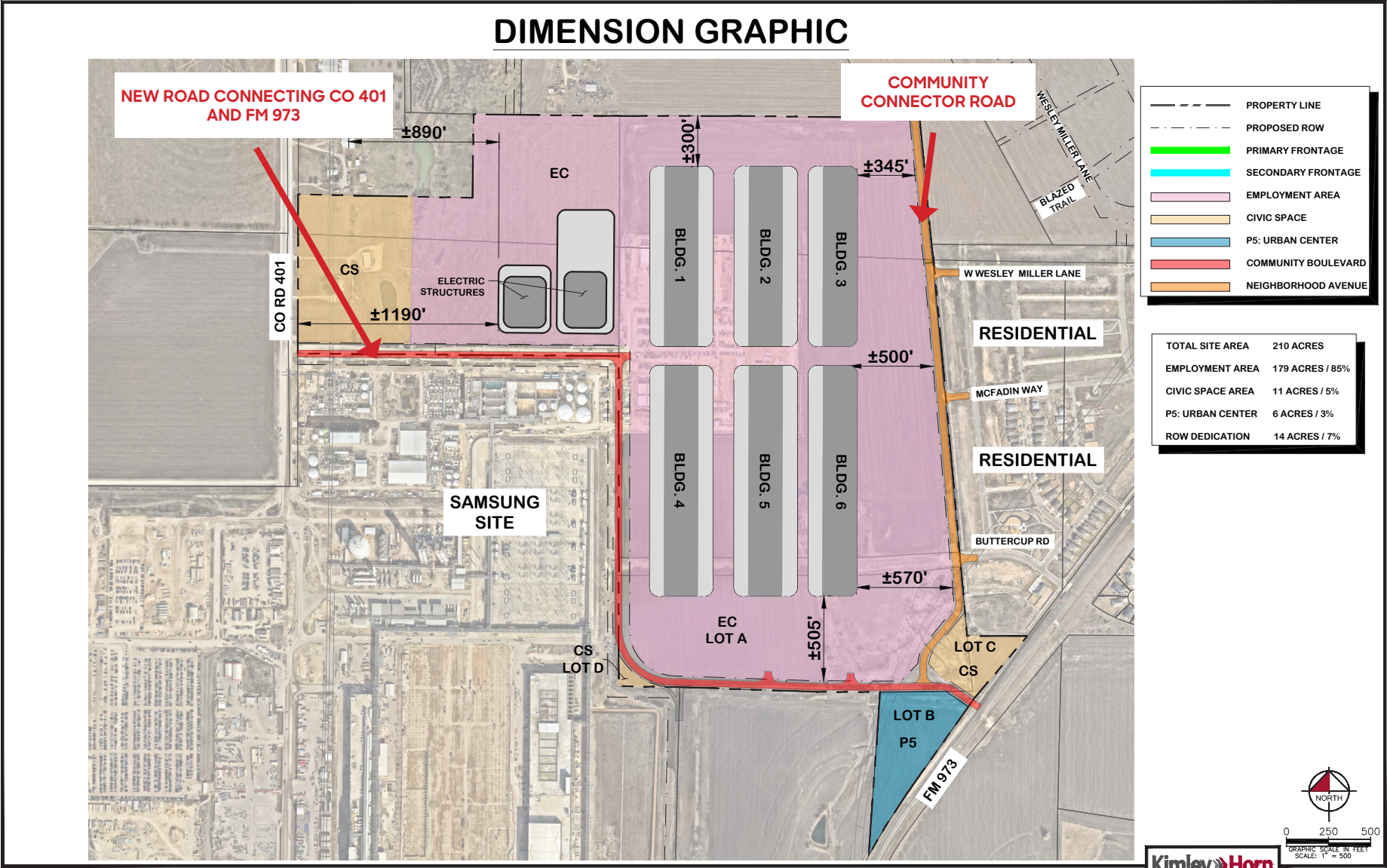
SITE SELECTION

- » In Taylor's planned Employment Center District - Conforms to the City of Taylor Comprehensive Plan and **recommended by Planning Staff for approval.**
- » Data Center use is appropriate **Adjacent to Samsung's** 1,200-acre industrial manufacturing plant.
- » Outside "the loop" in Taylor
- » **Low impact use** with limited traffic impact compared to logistics facilities or warehouse/manufacturing.
- » **Strategically located** to take advantage of Oncor's strengthening of local electrical network precipitated by growth in Taylor and surrounding areas.
- » The scale and location of Project Comal suit a single Class A hyperscale tenant



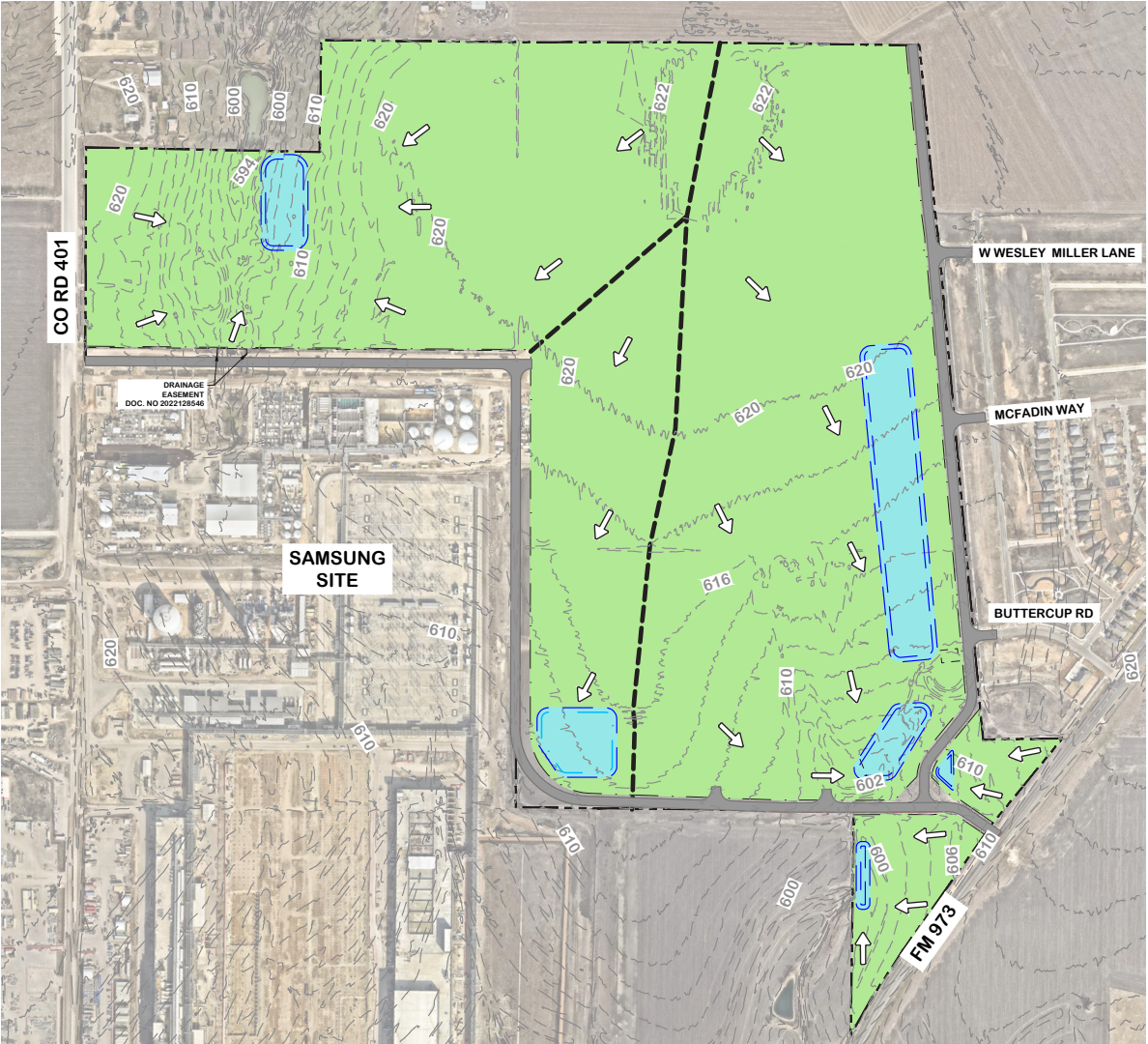
COMPARISON OF PROJECT CRITERIA

	REQUIREMENT / TYPICAL	PROJECT COMAL PROPOSED STANDARDS
Utilities	Use of potable public water for cooling	Air cooled chillers with a closed loop water system.
	City utility services that require upsizing	Option for future private non-potable source ONLY
	Storm runoff: match existing conditions	Sanitary and domestic water utility service on site currently are sufficiently sized for project
		On site detention provided + possibility of over detaining (reducing existing conditions) at Northwest
Design	Land Use: Only EC + CS	Provided: EC, CS and P5 (commercial/office fronting FM 973)
	Roadways: Basic Thoroughfare plan requirements	Dedicated ROW (14-ac), building road infrastructure (\$6m)
	Noise: State Level (85 dBA)	Meeting industry standards based on previous experience in similar locations
	Setbacks: 10-20'	Proposed: 300'+
	Landscape: code minimum (throughout site)	Focused landscaping density at Residential boundaries
	No sidewalk or 4' wide paving	Community boulevard will feature wide meandering sidewalks.
	Electrical easements in right of way	No electrical easements on City of Taylor ROW required
	Lighting design based on high visibility	Proposed: Dark sky lighting design requirements
Financial		
	Facilities built outside City boundaries	Voluntarily annexed to allow the City of Taylor to capture tax benefits
	High traffic warehouse facility	Low impact facility with large capital investment
	Minimum roadway contribution	Dedicating 14 acres (approximately \$6M land value) for community roads accomplishing the City of Taylor Thoroughfare plan goals.
	Park Contribution, not applicable	Committed to \$75,000 parks donation
	End-user: Enterprise/Colocation Data Center	Proposed: Hyperscaler Class A single tenant



NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

DRAINAGE GRAPHIC



PROPERTY LINE
2FT-CONTOUR
EXISTING DRAINAGE DIVIDE
CONCEPTUAL DETENTION PONDS
EXISTING FLOW ARROW

DRAINAGE NOTE
POND LOCATIONS, SIZES, AND DRAINAGE AREAS SHOWN ARE CONCEPTUAL AND BASED ON EXISTING CONDITIONS. FINAL POND LAYOUTS, VOLUMES, AND DRAINAGE PATTERNS WILL BE REFINED DURING DETAILED DESIGN AND WILL COMPLY WITH ALL APPLICABLE CITY CODES AND DRAINAGE CRITERIA.

0 250 500
NORTH
GRAPHIC SCALE IN FEET
SCALE: 1" = 500'
Kimley-Horn
16000 Northcross Blvd., Suite 310, Dallas, TX 75244
Austin, TX 78744 - PH: (512) 616-9642
State of Texas Registration No. T-626

NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES



Employment opportunities:

- » The core and shell construction will require up to 500 workers per building, which will result in up to 2000 new construction jobs in the City of Taylor for a two-year duration. The DC interiors scope of work will be another 1.5 years with an estimated 1000 construction jobs per year for a combined 3000 construction jobs over 3.5 years.

KDC project job Training Commitment:

- » KDC is working with Texas State Technical College in Williamson County to support job training and career paths for local students
- » KDC will have approximately 7 KDC staff on-site during construction and will commit to hire and train 2 Taylor, Texas high school students each summer during construction



DALLAS | ATLANTA | CHARLOTTE | 214.696.1700 | KDC.COM

DEVELOPMENT THAT EXCITES & INSPIRES



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 9.

Agenda Title: Hold a public hearing and introduce Ordinance 2026-05 regarding a request for a Place Type Amendment from P2: Rural to P2C: Rural Commercial for property generally located at 804 Rices Crossing Road, legally described as Sorenson Dairy Subdivision, Block 1, Lots 1 through 11, consisting of approximately 1.71 acres of land, more particularly described by Williamson Central Appraisal District Parcel R103017, Taylor, Williamson County, Texas.

Council Action to be Taken: Hold a public hearing and introduce Ordinance 2026-05

Department Submitted: Development Services

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

The applicant is requesting a Place Type zoning change from P2: Rural to P2C: Rural Commercial for a 1.71-acre parcel of land located at 804 Rices Crossing Road. The applicant applied for a Certificate of Occupancy in September 2025, and they were told that the property would be considered existing non-conforming and can operate but cannot expand in the future without coming into compliance with code. This request aims to bring the property into compliance. The site is currently developed as warehouse and office with a single metal building with carport and existing drive off Rices Crossing Road.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for a Place Type Amendment from P2: Rural to P2C: Rural Commercial, the proposed request is consistent with the surrounding Place Types of the properties around the subject property but not consistent with the Future Land Use and Growth Sector of the Comprehensive Plan. The request is consistent with the following Land Use Policies outlined in the 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 is not located in an area that contains a floodplain
- LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
 - The development is already served by existing infrastructure.

The following is the staff's analysis:

1. Is the Place Type Amendment consistent with the Comprehensive Plan?
 - The request is consistent with the Comprehensive Plan Land Use policy but not consistent with the Future Land Use and Growth Sectors. The existing business is allowed as existing non-conforming, but future land use states the use should serve the existing neighborhood.
2. Is the Place Type Amendment compatible with the surrounding area?
 - The Place Type is compatible with the surrounding properties to the North, South and West as rural properties. The residential to east is separated by the Rices Crossing Road.
3. Does the Place Type Amendment promote public health, safety, or general welfare?
 - Staff analysis determined that the proposed change for the subject property will likely promote public health, safety, and the general welfare, as no new development is proposed at this time. 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.
4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
 - The property is currently adequately served by water and wastewater.
5. Do current conditions indicate that a Place Type Amendment is necessary?
 - The property is currently zoned P2: Rural and the use as a Commercial Business is considered existing non-conforming. The place type amendment is needed to allow the use to be compliant with the Land Development Code.

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

4. RECOMMENDATION

On December 9, 2025, the Planning and Zoning Commission voted (8-0) to recommend approval

of the request.

The Planning and Zoning Commission is charged with reviewing all requests for rezoning 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:

1. Is the Place Type Amendment consistent with the Comprehensive Plan?
2. Is the Place Type Amendment compatible with the surrounding area?
3. Does the Place Type Amendment promote public health, safety, or general welfare?
4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
5. Do current conditions indicate that a Place Type Amendment is necessary?

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Public Hearing: December 9, 2025

City Council Public Hearing: January 8, 2026

City Council Action: January 22, 2026

7. OTHER OPTIONS

8. ATTACHMENTS

1. PZ-2025-2617 - P2 to P2C Staff Report
2. PZ-2025-2617 - P2 to P2C Letter of Intent
3. PZ-2025-2617 Location Map
4. PZ-2025-2617 Notification Map
5. PZ-2025-2617 Future Land Use
6. PZ-2025-2617 Growth Sectors
7. PZ-2025-2617 Current Zoning Map
8. PZ-2025-2617 Proposed Zoning Map
9. PZ-2025-2617_Draft Ordinance 2026-05
10. PZ-2025-2617-survey Exhibit A
11. PZ-2025-2617 Proposed Zoning Map Exhibit B
12. PZ-2025-2617 PPT

City of Taylor
Place Type Amendment (Rezone)
PZ-2025-2617
Staff Report

Item Details

Request:	This is a request for a Place Type Amendment from P2: Rural to P2C: Rural Commercial for property generally located at 804 Rices Crossing Road.
Legal Description:	Legally described as the Sorenson Dairy Subdivision, Block 1, Lots 1 through 11, consisting of approximately 1.71 acres of land, more particularly described by Williamson Central Appraisal District Parcel R103017, Taylor, Williamson County, Texas.
Applicant:	Stacy, Perlinger, Perlinger Real Estate Holdings
Responsible Staff:	Parker McDowell

Overview & Background

The applicant is requesting a Place Type zoning change from P2: Rural to P2C: Rural Commercial for a 1.71-acre parcel of land located at 804 Rices Crossing Road. The applicant applied for a Certificate of Occupancy in September 2025, and they were told that the property would be considered existing non-conforming and can operate but cannot expand in the future without coming into compliance with code. This request aims to bring the property into compliance. The site is currently developed as warehouse and office with a single metal building with carport and existing drive off Rices Crossing Road.

Property Details

Location:

The Subject property is located between Rices Crossing Road, Windy Ridge Road, and Carlos G. Parker Boulevard.

Physical and Natural Features:

The site is currently developed as warehouse and office with a single metal building with a carport and existing drive off Rices Crossing Road. The property does not have much vegetation and is relatively flat.



Land Use & Zoning

The subject properties are located within the **Intended Growth Sector (G-3)** which consists of areas with access to existing or planned transportation / 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. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development. The subject property is assigned the **Future Land Use Neighborhood Greenfield** which is envisioned by new communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.

The **current zoning is P2 – Rural Place Type** which regulates mainly large, sparsely settled land used for agricultural purposes and food production. The **proposed zoning is P2C – Rural Commercial** which are properties that include a standalone building(s) on an individual lot. They have large setbacks and are typically surrounded by parking lots with rear service lanes. It may contain outdoor displays, lay-down yards or similar rural characteristics. Sites are generally located along rural roads.

Transportation

The subject property is bounded by existing streets Rices Crossing Road to the east, S. Rio Grande to the west, and Carlos Parker Boulevard to the north.

Utilities

The subject property is located within the City of Taylor water CCN and wastewater CCN. There is a 6-inch water line that runs north to south, along Windy Ridge Road and a 6-inch water line that runs east to west along the northern property boundary. There is an 8-inch wastewater line that runs north to south, along S. Rio Grande and Rices Crossing Road.

Surrounding Area Characteristics

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P2 Rural	Intended Growth Sector	Neighborhood Greenfield	US 79 and Large Lot Residential
South	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residences
East	P3 Neighborhood	Infill Neighborhood Sector	Neighborhood Infill	Single Family Residence
West	P2 Rural	Intended Growth Sector	Neighborhood Greenfield	Vacant Acreage

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.

Eleven (11) notices were mailed to the property owners and a legal notice advertisement for the public hearing was placed in the Taylor Press on Sunday, November 23, 2025.

Staff Analysis

Upon analyzing the request for a Place Type Amendment from P2: Rural to P2C: Rural Commercial, the proposed request is consistent with the surrounding Place Types of the properties to the around the subject property and not consistent with the Future Land Use and Growth Sector from the Comprehensive Plan. The request is consistent with the following Land Use Policies outlined in the 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 is not located in an area that contains a floodplain
- LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
 - The development is already served by existing infrastructure.

The Place Type Amendment seeks to bring the existing legal non-conforming property into compliance.

Staff 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:

1. Is the Place Type Amendment consistent with the Comprehensive Plan?
 - a. The request is consistent with the Comprehensive Plan Land Use policy but not consistent with the Future Land Use and Growth Sectors. The existing business is allowed as existing non-conforming, but future land use states the use should serve the existing neighborhood.
2. Is the Place Type Amendment compatible with the surrounding area?
 - a. The Place Type is compatible with the surrounding properties to the North, South and West as rural properties. The residential to east is separated by the Rices Crossing Road.
3. Does the Place Type Amendment promote public health, safety, or general welfare?
 - a. Staff analysis determined that the proposed change for the subject property will likely promote public health, safety, and the general welfare, as no new development is proposed at this time. 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.

4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
 - a. The property is currently adequately served by water and wastewater.
5. Do current conditions indicate that a Place Type Amendment is necessary?
 - a. The property is currently zoned P2: Rural and the use as a Commercial Business is considered existing non-conforming. The place type amendment is needed to allow the use to be compliant with the Land Development Code.

P&Z Recommendation:

On December 9, 2025, the Planning and Zoning Commission voted (8-0) to **recommend approval** of the request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

1. Is the Place Type Amendment consistent with the Comprehensive Plan?
2. Is the Place Type Amendment compatible with the surrounding area?
3. Does the Place Type Amendment promote public health, safety, or general welfare?
4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
5. Do current conditions indicate that a Place Type Amendment is necessary?

Attachments:

- a. Letter of Intent
- b. Location Map
- c. Notification Map
- d. Future Land Use
- e. Growth Sector Map
- f. Current Zoning Map
- g. Draft Ordinance
 - a. Survey – Exhibit A
 - b. Proposed Zoning Map – Exhibit B

Date: 10/23/2025

Reason for Proposed Place Type Zoning Change Request:

The existing place type designation does not accurately reflect the current use or physical characteristics of the property. The requested change is intended to align the zoning with the actual conditions on site, which consist primarily of warehouse space with a smaller portion dedicated to office use.



PZ-2025-2617

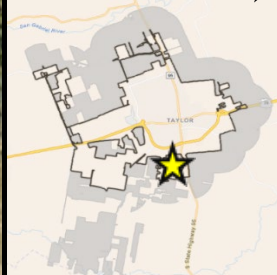
**804 Rices Crossing
Road
Place Type
Amendment
Location Map**

**Approximately 1.71
Acres**

Subject Property 

Vicinity Map

Subject Property 





PZ-2025-2617

804 Rices Crossing
Road
Place Type
Amendment
Notification Map

Approximately 1.71
Acres

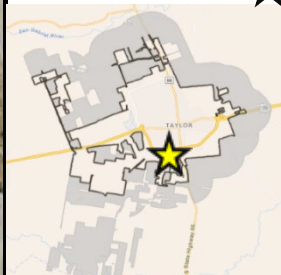
Notified Properties 

200 ft Notification
Radius 

Subject Property 

Vicinity Map

Subject Property 



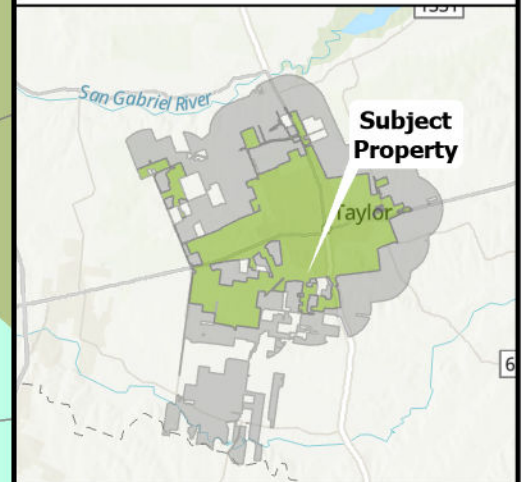


PZ-2025-2617

**804 Rices Crossing Rd
Rezone
Future Land Use
1.71 Acres**

Legend

Parcels	
Area of Minimal Change	
Neighborhood Greenfield	
Neighborhood Infill	
Market: Community	
Open Space	
Subject Property	



0 125 250 500 750
US Feet

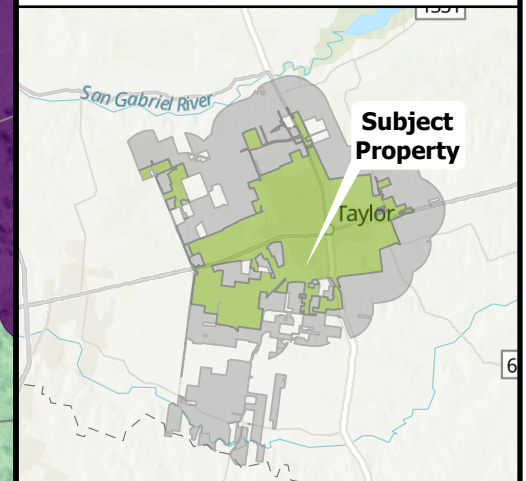


PZ-2025-2617

**804 Rices Crossing Rd
Rezone
Growth Sectors
1.71 Acres**

Legend

Parcels		Intended Growth Sector (G-3)	
Reserved Open Sector (O-2)		Infill Neighborhood Sector (G-4)	
Future Growth Sector (G-1)		Subject Property	



0 125 250 500 750
US Feet

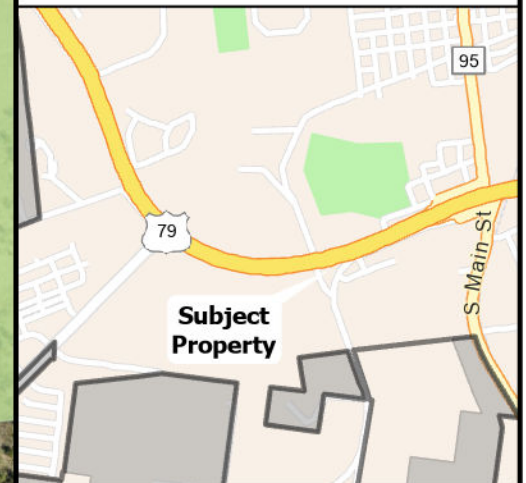


PZ-2025-2617

804 Rices Crossing Rd
Rezone
Current Zoning
1.71 Acres

Legend

Subject Property	
P2: Rural	
P3: Neighborhood	
P4: Mix	
P5: Urban Center	
Parcels	



0 125 250 500 750
US Feet

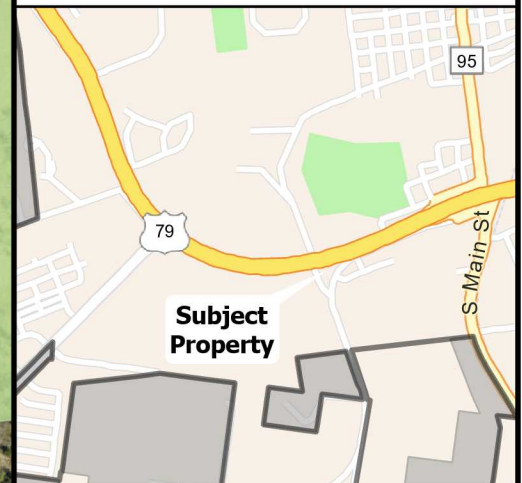


PZ-2025-2617

804 Rices Crossing Rd
Rezone
Proposed Zoning
1.71 Acres

Legend

Proposed Zoning
P2C: Commercial
P2: Rural
P3: Neighborhood
P4: Mix
P5: Urban Center
Parcels



0 125 250 500 750
US Feet

ORDINANCE NO. 2026-05

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY DESCRIBED AS SORENSON DAIRY SUBDIVISION, BLOCK ONE (1), LOTS ONE (1) THROUGH ELEVEN (11), GENERALLY LOCATED AT 804 RICES CROSSING ROAD, FROM P2 (RURAL) TO P2-C (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 January 8, 2026, to consider the request made by the applicant, whose property is legally described in Exhibit “A” the Survey 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 December 9, 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 804 Rices Crossing Road.

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 2026-05 was introduced before the Taylor City Council on the 8th day of January 2026.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2026.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

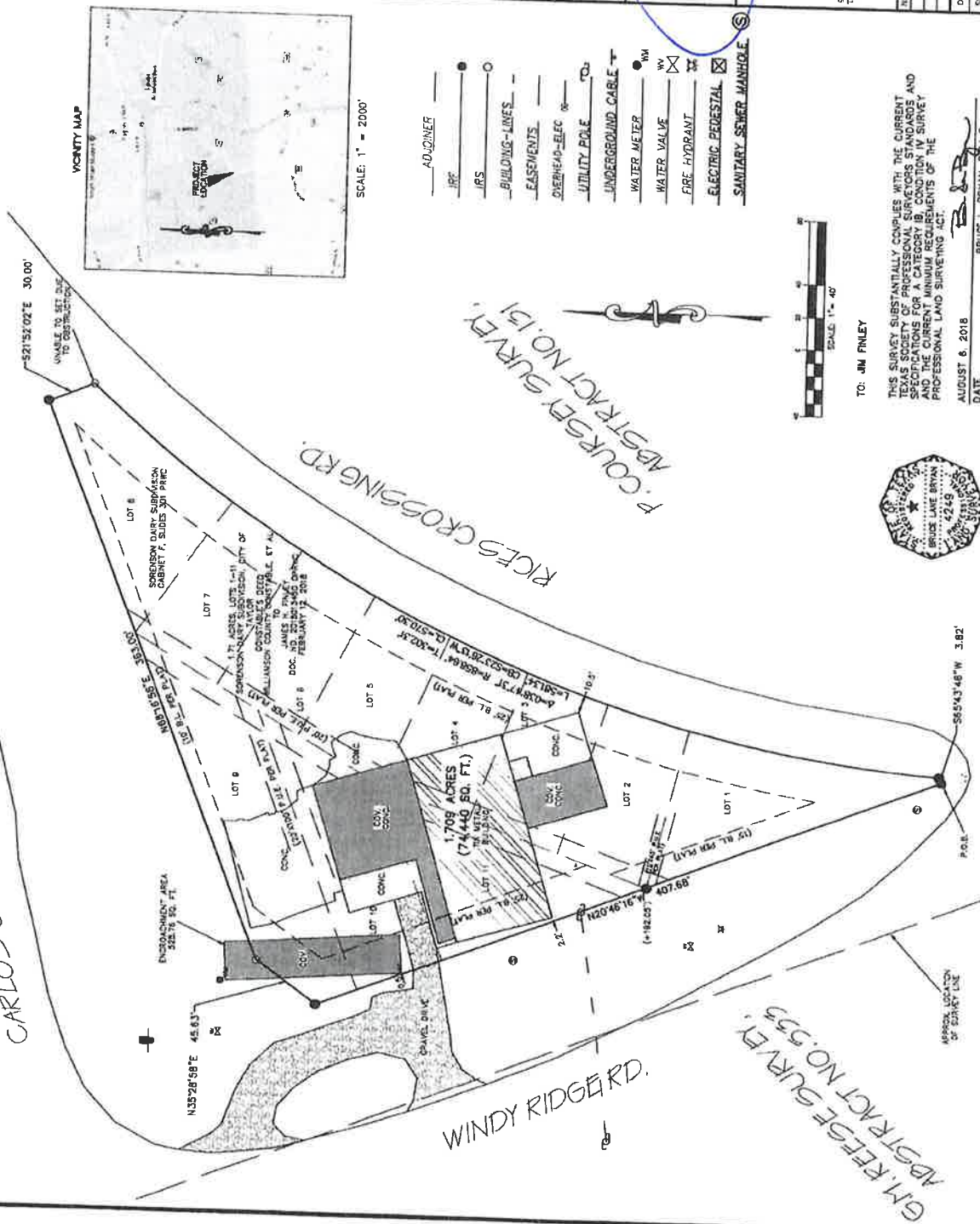
I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-05 passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2026, and such Ordinance was duly introduced, 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 _____ 2026.

Lucy Aldrich
City Clerk

EXHIBIT A
(Metes & Bounds Survey)

CARLOS G PARKER BLVD.



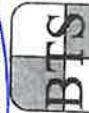
- SURVEYOR'S NOTES:**
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY RECORDS. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR THE VERIFICATION OF ALL EASEMENTS, COVENANTS 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 PANEL NO. 488P CODEAGE, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
 4. THERE ARE NO ENCUMBRANCES, CONFLICTS OR PRIOR POSSES 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 "BRYAN TECH SERVICES".
 6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.

JIM FINLEY

BOUNDARY SURVEY

1.709 ACRE TRACT OUT OF
THE P. COURSEY SURVEY
ABSTRACT NO. 131
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH AUSTIN, TEXAS 78701
PHONE: 512-365-0090
FAX: 512-365-0091

FIRM No. 10128500
surveying@austin.tx.us
www.bryantechservices.com

NO. DATE REVISIONS BY

DRAWN BY: BM CHECKED BY: BJB

SCALE: 1" = 40' APPROVED BY: BJB

PROJECT NO. 18-412 DATE: AUGUST 6, 2018



TO: JIM FINLEY

THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, ET AL. SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY, AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

AUGUST 6, 2018

BRUCE L. BRYAN, R.L.S.

TEXAS REGISTRATION NO. 4249



Z:\AUTOCAD\PROJECT DRAWINGS\2018 DRAWINGS\18-412.dwg 8/7/2018 4:59 PM

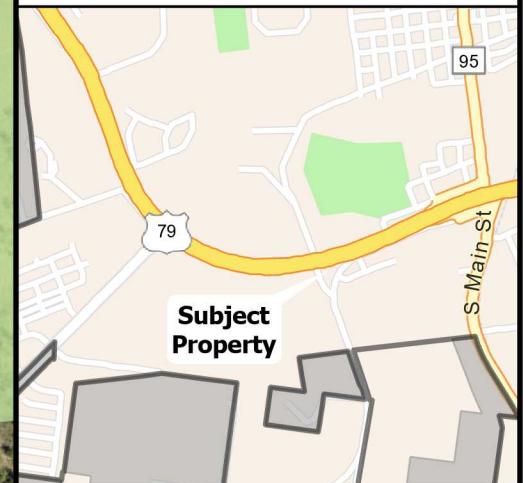


PZ-2025-2617

804 Rices Crossing Rd
Rezone
Proposed Zoning
1.71 Acres

Legend

Proposed Zoning
P2C: Commercial
P2: Rural
P3: Neighborhood
P4: Mix
P5: Urban Center
Parcels

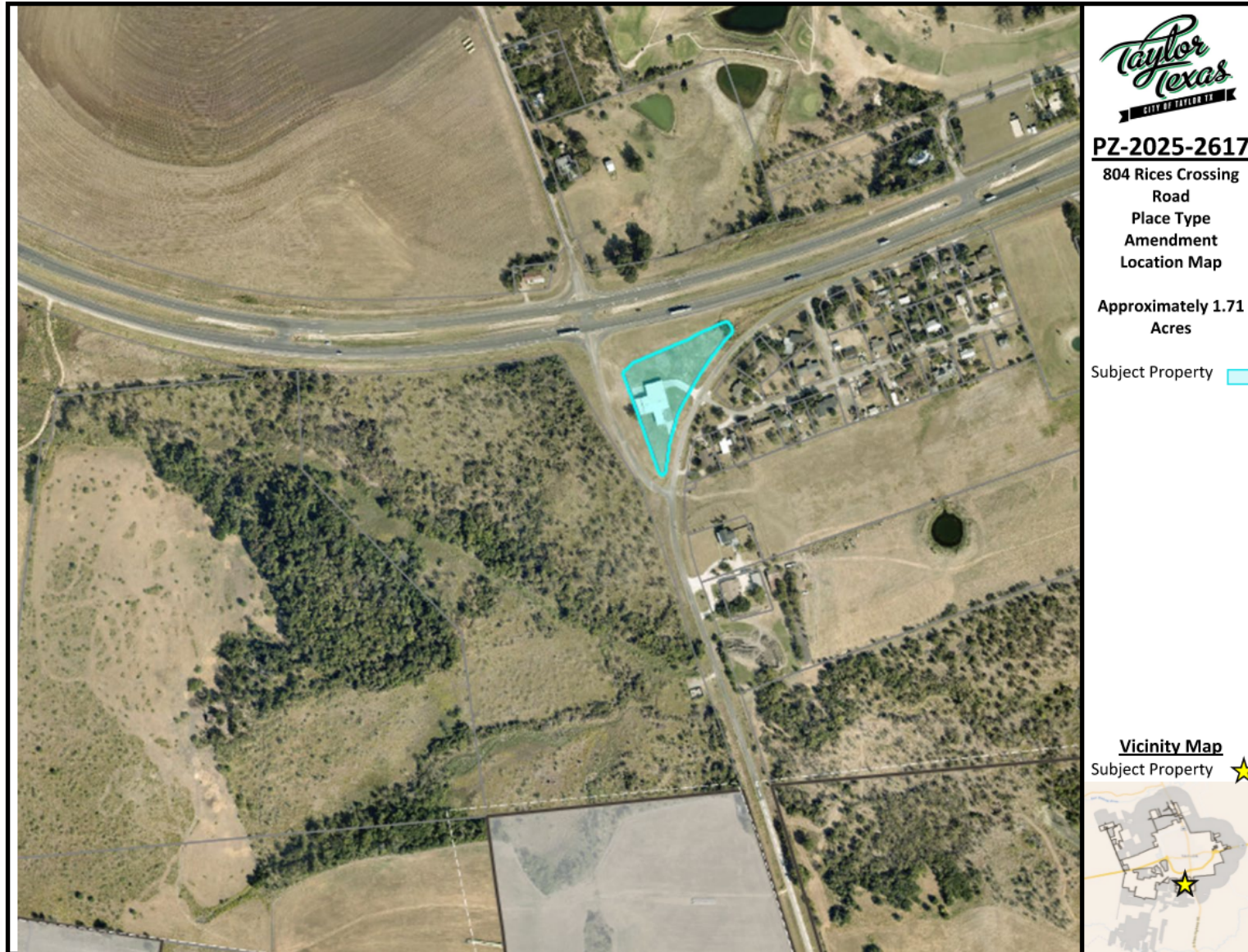


0 125 250 500 750
US Feet

PZ-2025-2617

Place Type Amendment from P2: Rural → P2C: Rural Commercial
804 Rices Crossing Road

Location Map



PZ-2025-2617

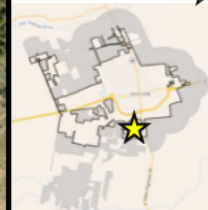
804 Rices Crossing
Road
Place Type
Amendment
Location Map

Approximately 1.71
Acres

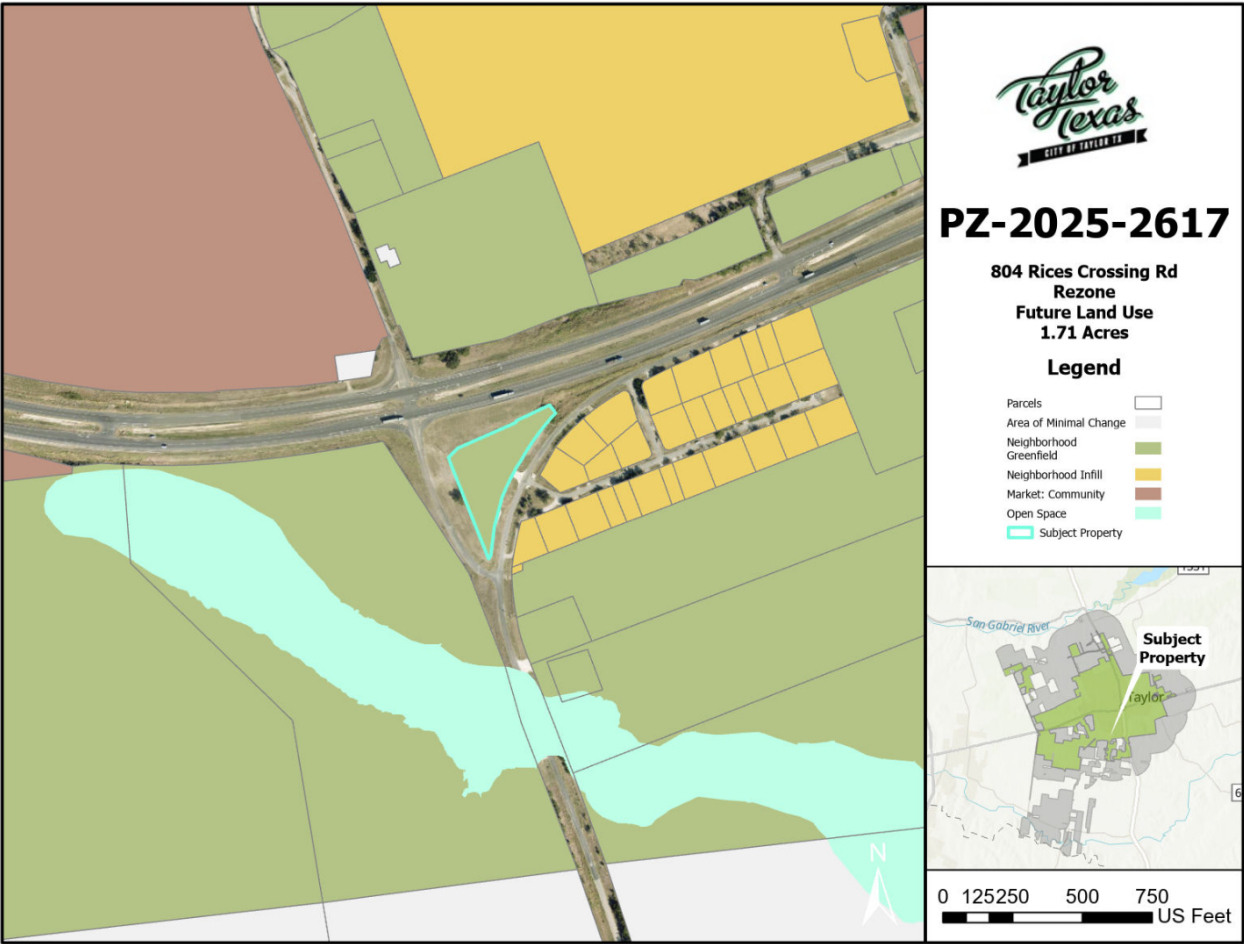
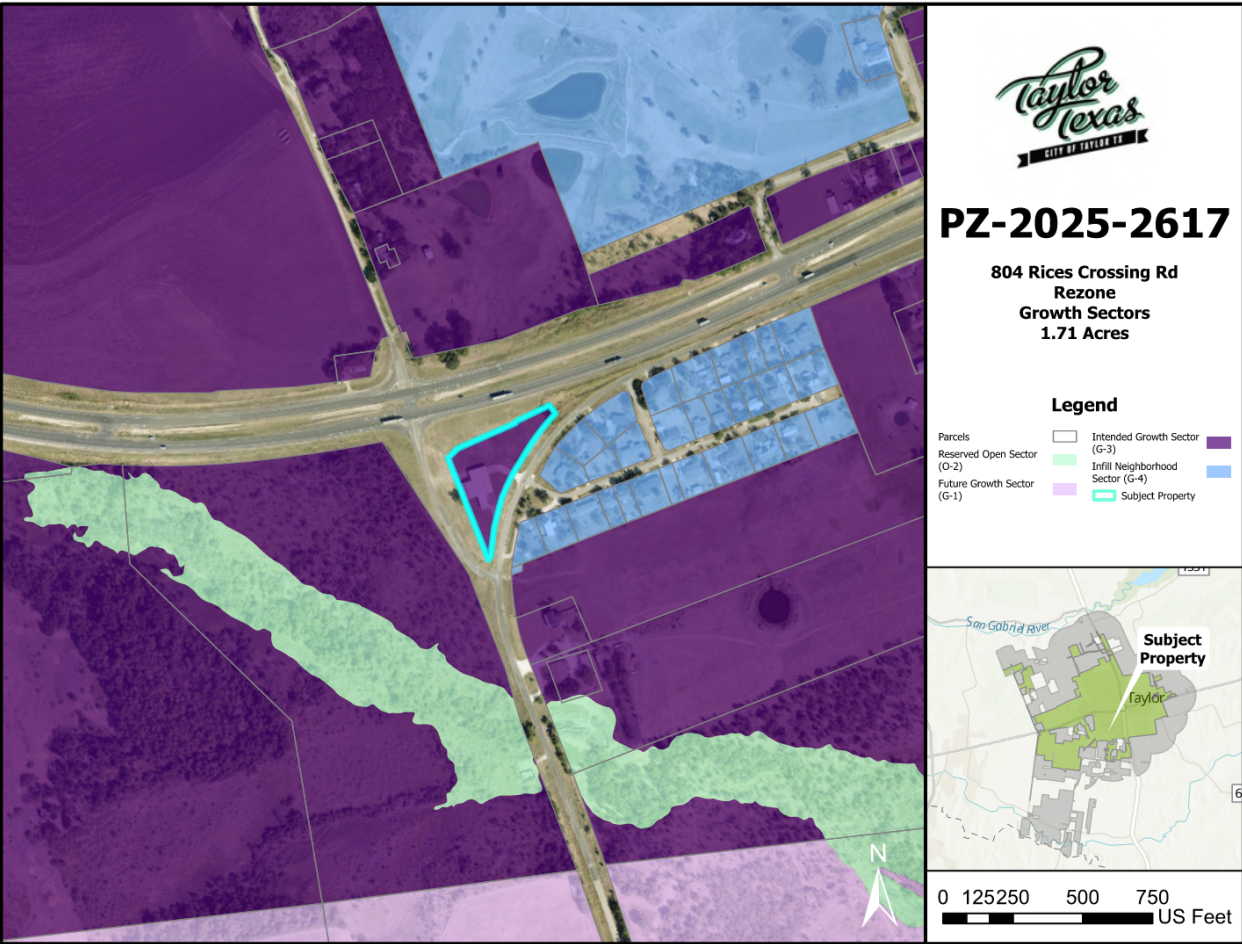
Subject Property 

Vicinity Map

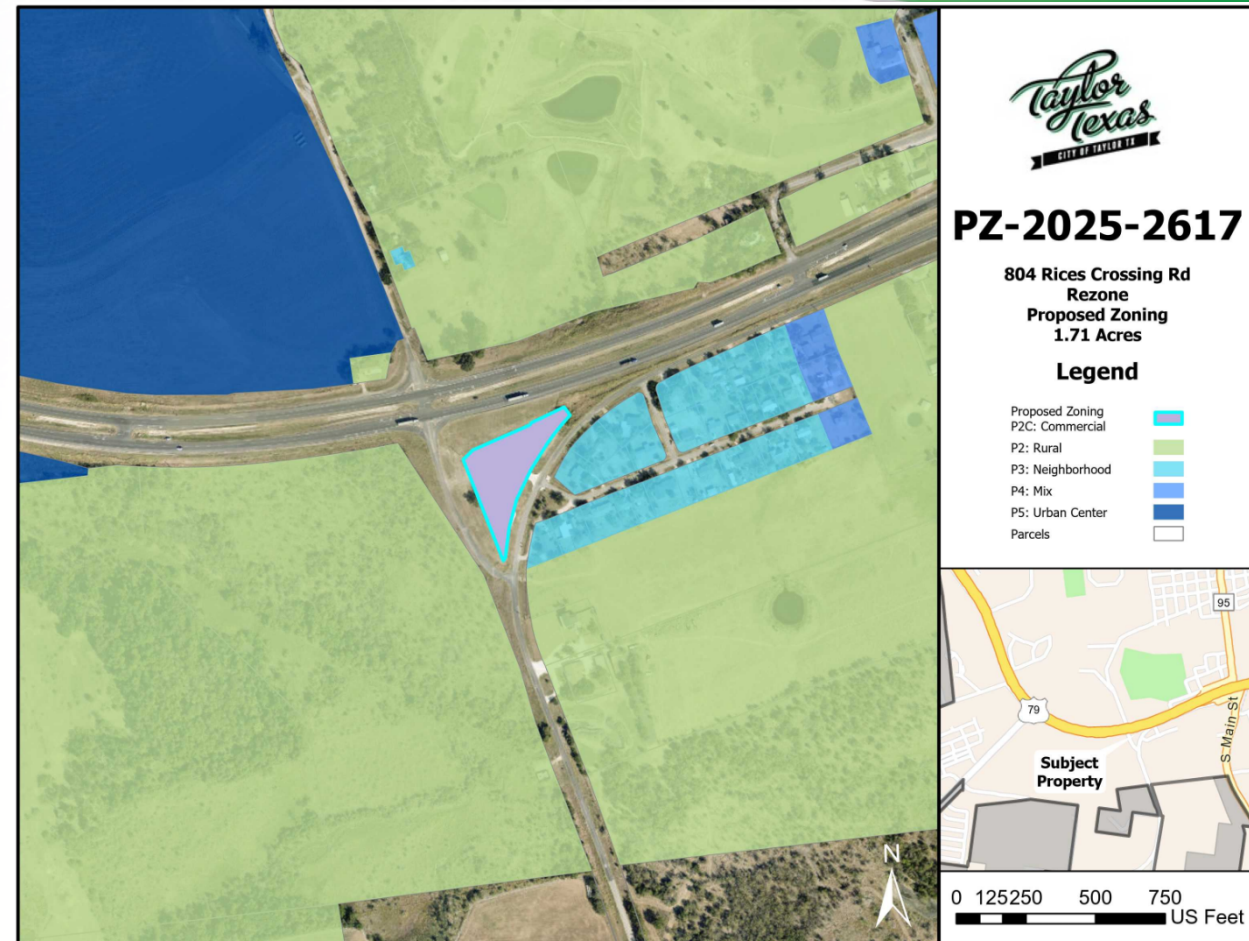
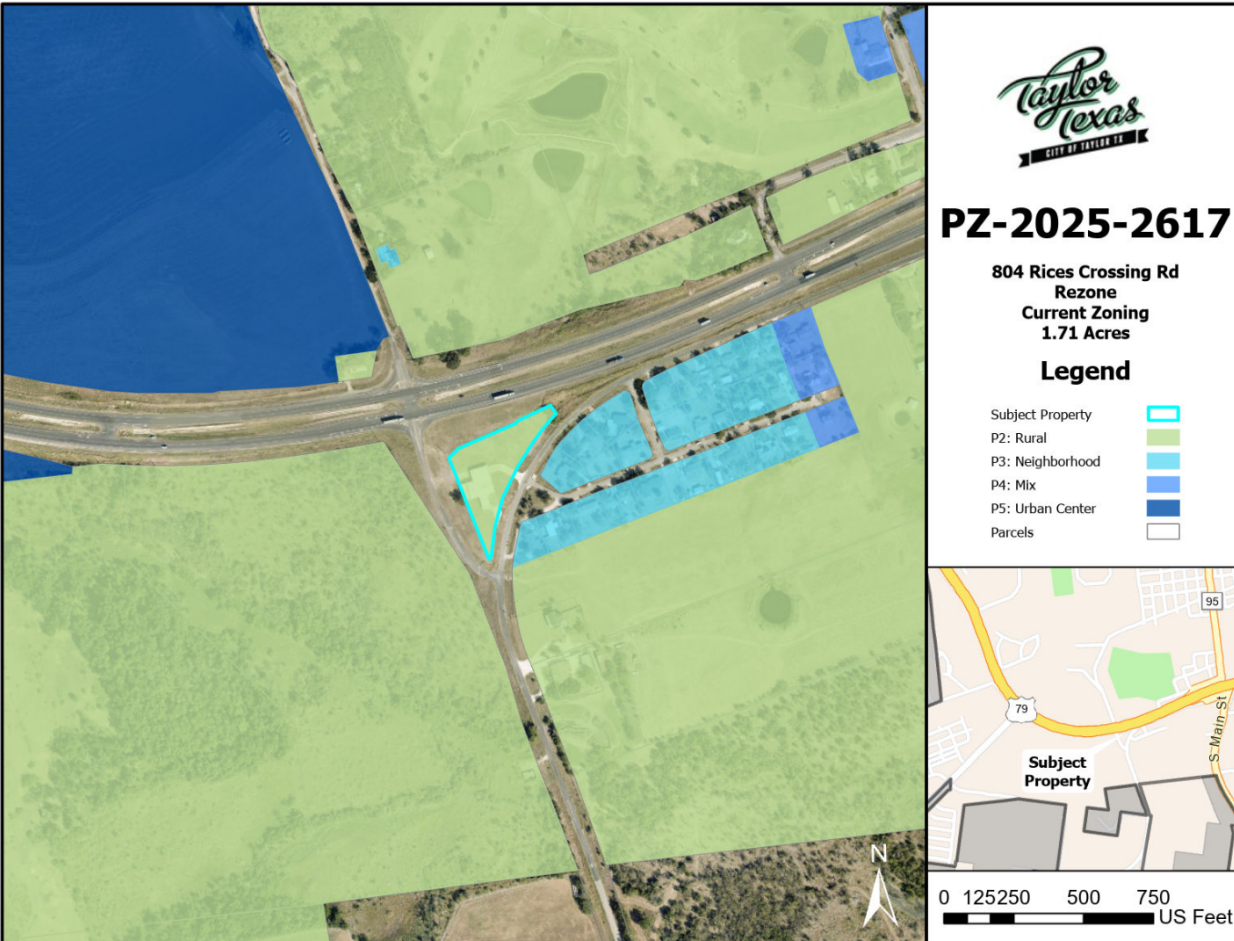
Subject Property 



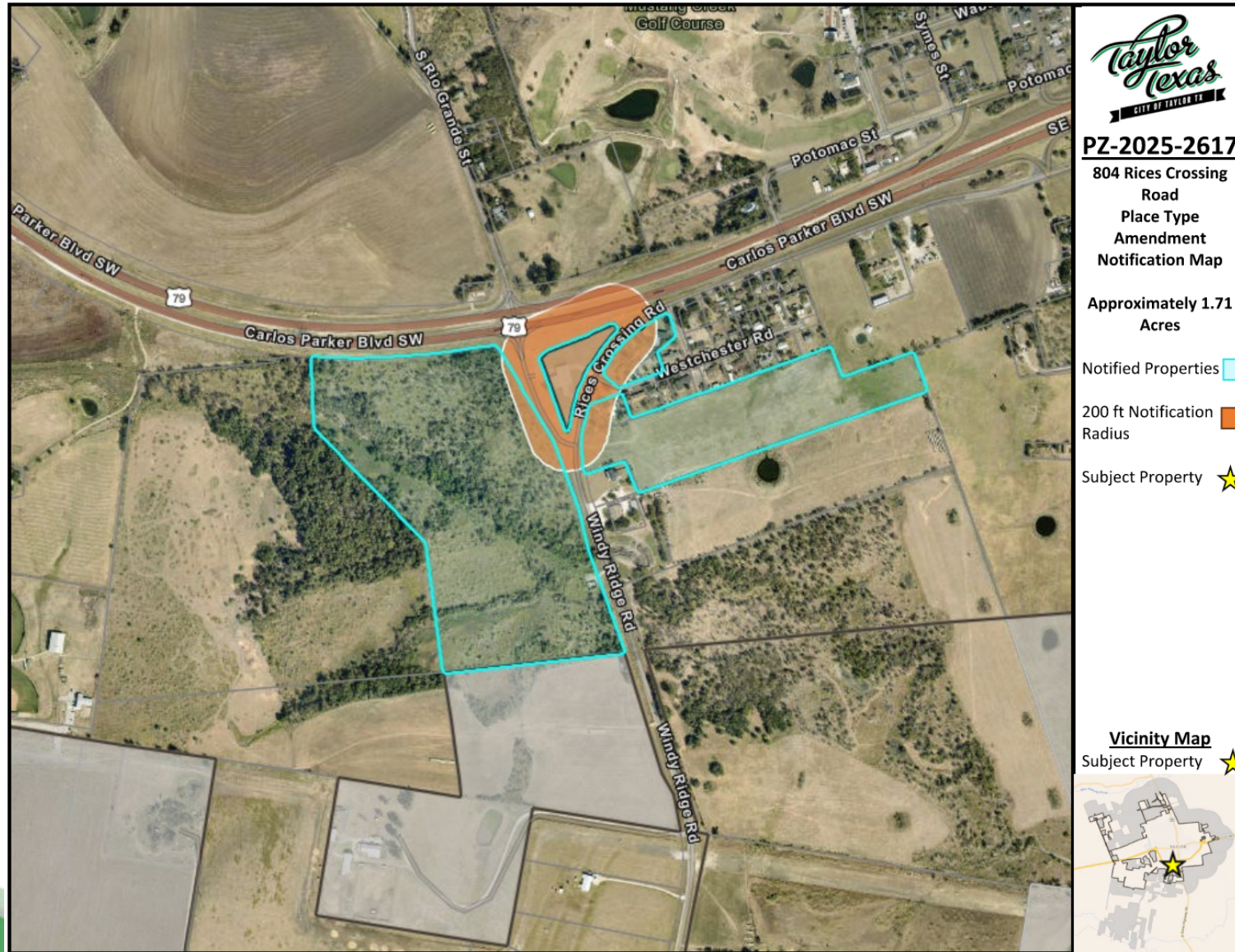
Growth Sector & Future Land Use Map



Current Zoning & Proposed Zoning



Notification Map

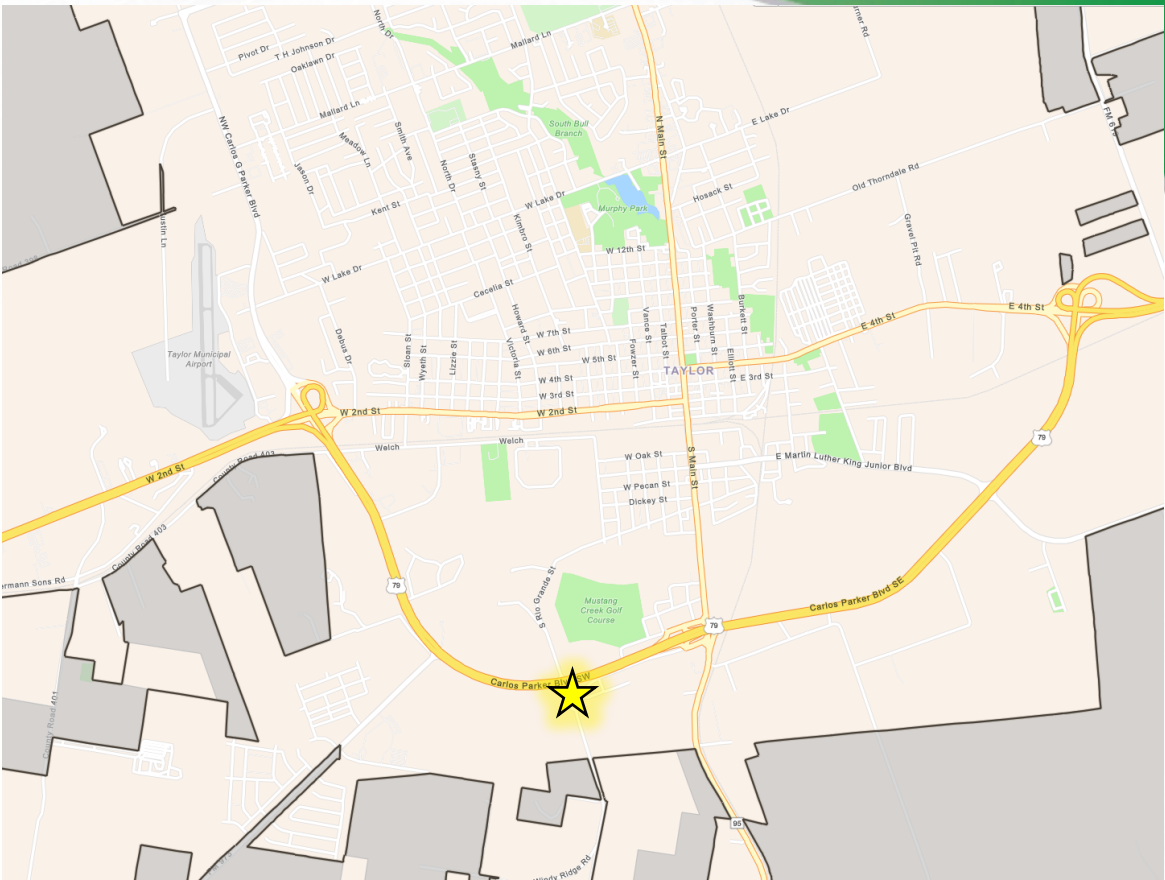


- 11 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received no responses in opposition and none for approval of the request from the notified parties.
- No parties were present at the P&Z meeting to speak for or in opposition of the request.

Site in Context



Subject site looking East from Rices Crossing Road.



★ Site Location

Reason for Request

The applicant is requesting this change to bring the property into compliance as it is existing non-conforming.

- Existing Zoning Before LDC adoption was M1 - Light Industrial and site was used for Commercial.
- Applicant received Certificate of Occupancy and received nonconforming status.
- Any expansion of the use will require the property to come into conformity (1.10 Land Development Code), through a Place Type Amendment (zoning change).

Staff Recommendation

In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

1. Is the Type Amendment consistent with the Comprehensive Plan?

- The request is consistent with the Comprehensive Plan Land Use policy but not consistent with the Future Land Use and Growth Sectors. The existing business is allowed as existing non-conforming, but future land use states the use should serve the existing neighborhood.

2. Is the Place Type Amendment compatible with the surrounding area?

- The Place Type is compatible with the surrounding properties to the North, South and West as rural properties. The residential to east is separated by the Rices Crossing Road.

3. Does the Place Type Amendment promote public health, safety, or general welfare?

- Staff analysis determined that the proposed change for the subject property will likely promote public health, safety, and the general welfare, as no new development is proposed at this time. 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.

Staff Recommendation

4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
 - The property is currently adequately served by water and wastewater.
5. **Do current conditions indicate that an Place Type Amendment is necessary?**
 - The property is currently zoned P2: Rural and the use as a Commercial Business is considered existing non-conforming. The place type amendment is needed to allow the use to be compliant with the Land Development Code.

P&Z Recommendation

On December 9, 2025, the Planning and Zoning Commission voted (8-0) to recommend approval of the request.

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. The Commission should consider the mentioned factors listed below in determining a recommendation on this request.

1. Is the Place Type Amendment consistent with the Comprehensive Plan?
2. Is the Place Type Amendment compatible with the surrounding area?
3. Does the Place Type Amendment promote public health, safety, or general welfare?
4. Is adequate infrastructure available or planned to meet the needs of the proposed land use?
5. Do current conditions indicate that a Place Type Amendment is necessary?



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Quality of Life

Agenda Item Number: 10.

Agenda Title: Introduce Ordinance 2026-06, Strength of Force, number of positions in the Fire Department.

Council Action to be Taken: Introduce ordinance.

Department Submitted: Human Resources

Staff Contact: LaShon Gros, Managing Director of Administrative Services

1. PURPOSE / DESCRIPTION

This agenda item is to consider Ordinance 2026-06 requesting an increase in the number of positions in the police department.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Fiscal Year 2026 budget was approved on September 10, 2025. As a part of the budget, SAFER Grant matching funds were approved. The Fire Department has not received SAFER Grant funding. As a part of the budget process, it was stated that if the SAFER Grant was not received, the funds would be used to add a Battalion Chief position.

Texas Local Government Code (TLGC), Chapter 143.021 states, "The commission shall provide for the classification of all firefighters and police officers. The municipality's governing body shall establish classifications by ordinance. The governing body by ordinance shall prescribe the number of positions in each classification." The Civil Service Commission approved the Battalion Chief classification during the meeting held on December 11, 2025.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Adds a level of leadership to the Fire Department	• Time period to put Battalion Chief in place

• Funding is already approved	• Additional testing of all fire ranks
-------------------------------	--

4. RECOMMENDATION

Approve Ordinance

5. FUNDING SOURCE

General Fund

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

1. Ordinance - Civil Service Classification (Strength of Force)
2. Presentation - Strength of Force 2026

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS PRESCRIBING THE CLASSIFICATIONS FOR POLICE OFFICER AND FIREFIGHTER POSITIONS AND THE MAXIMUM NUMBER OF POSITIONS IN EACH CLASSIFICATION.

WHEREAS, pursuant to Section 143.021 of the Local Government Code, Civil Service, the City Council must establish the classifications of all police officer and fire fighter positions; and

WHEREAS, the City Council must also prescribe the maximum number of positions in each classification for police officer and firefighter positions.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Taylor, Texas, that the following police officer and firefighter classifications and maximum number of positions be established as follows as of the effective date of this Ordinance:

Police Department Classifications

Police Department Positions

Police Commander	2
Police Sergeant	5
Police Corporal	4
Police Officer/ Police Recruit	22

Fire Department Classifications

Fire Department Positions

Assistant Fire Chief	1
Battalion Chief	1
Lieutenant	7
Driver/Operator	6
Firefighter	12

This ordinance was presented at the stated meeting of the City Council of the City of Taylor and upon reading was passed and adopted by the City Council, this the ____ day of January 2026, by a vote of ____ ayes and ____ nays.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder, City Attorney

Strength of Force Ordinance

LaShon Gros

Managing Director of Administrative Services

Background

- The Fiscal Year Budget was approved on September 10, 2025
- SAFER Grant matching funds were approved in the budget process
- The Fire Department did not receive the SAFER Grant
- Alternative Plan – Add one (1) Battalion Chief

Process

- Texas Local Government Code (TLGC), Chapter 143.021 states,
 - The commission shall provide for the classification of all firefighters and police officers.
 - The municipality's governing body shall establish classifications by ordinance.
 - The governing body by ordinance shall prescribe the number of positions in each classification.

QUESTIONS?



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 11.

Agenda Title: Receive an Annual Report from the Taylor Housing Authority (THA). *Shea Goltzman, THA Executive Director*

Council Action to be Taken: Receive report as presented.

Department Submitted: City Management

Staff Contact:

1. PURPOSE / DESCRIPTION

Housing Authority Executive Director Shea Goltzman will provide the annual report from the Taylor Housing Authority.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

n/a

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• n/a	• n/a

4. RECOMMENDATION

Staff has no recommendations.

5. FUNDING SOURCE

n/a

6. TIMELINE

n/a

7. OTHER OPTIONS

n/a

8. ATTACHMENTS

1. THA Annual Report 2025 (Presentation)

ANNUAL REPORT 2025



PREPARED BY:
SHEA GOLTZMAN
EXECUTIVE DIRECTOR/CEO

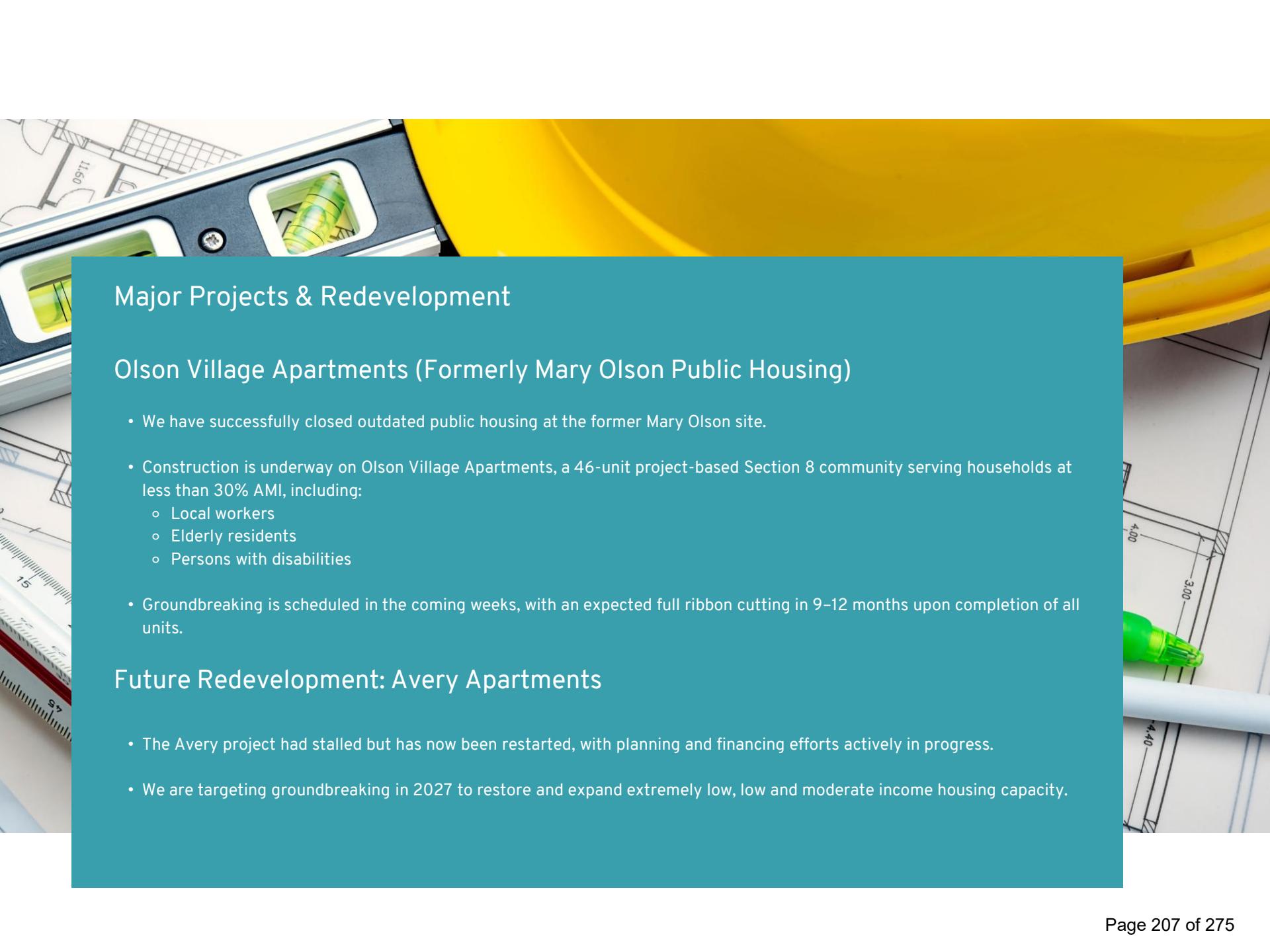


EXECUTIVE SUMMARY

Over the past year, the Taylor Housing Authority (THA) has undergone dramatic transformation in service, compliance, and community impact. Since stepping into the role of Executive Director one year ago, we have restored full compliance with HUD requirements, improved program administration, and expanded housing access and redevelopment efforts that benefit Taylor's most vulnerable residents.

A significant achievement this year is that THA has been qualified as a "High Performing Housing Authority" for our Section 8 Housing Choice Voucher program, a designation that reflects superior operational performance under HUD's Section Eight Management Assessment Program (SEMAP). This achievement is a direct result of the phenomenal work of our Section 8 staff in bringing us into compliance and issuing additional housing vouchers into the community.


SHEA GOLTZMAN
EXECUTIVE DIRECTOR/CEO



Major Projects & Redevelopment

Olson Village Apartments (Formerly Mary Olson Public Housing)

- We have successfully closed outdated public housing at the former Mary Olson site.
- Construction is underway on Olson Village Apartments, a 46-unit project-based Section 8 community serving households at less than 30% AMI, including:
 - Local workers
 - Elderly residents
 - Persons with disabilities
- Groundbreaking is scheduled in the coming weeks, with an expected full ribbon cutting in 9–12 months upon completion of all units.

Future Redevelopment: Avery Apartments

- The Avery project had stalled but has now been restarted, with planning and financing efforts actively in progress.
- We are targeting groundbreaking in 2027 to restore and expand extremely low, low and moderate income housing capacity.

PERFORMANCE & COMPLIANCE ACHIEVEMENTS HIGH PERFORMER STATUS



- THA has earned the “High Performer” designation from HUD for our Section 8 program under SEMAP – the highest performance rating a housing authority can achieve.
- To achieve this status, a housing authority must score at least 90% overall on SEMAP’s performance indicators, which measure effective administration of the Housing Choice Voucher program including leasing, timely inspections, waiting list processes, rent reasonableness, reexaminations, and other key metrics.
- This designation reflects outstanding program administration, strong compliance with federal requirements, and excellent service delivery to residents and landlords.

Why It Matters:

Being a HUD High Performer places THA among the most effective housing authorities in the country in administering Section 8. Only a subset of PHAs nationwide receive this top designation annually, making it a notable achievement for our small and growing agency.

SECTION 8 PROGRAM EXPANSION

Reopening the Waiting List

- THA reopened the Section 8 waiting list for the first time in four years.
- During the 48-hour opening period, over 300 new families applied, demonstrating high community demand.
- We currently serve about 1,000 households in the Taylor community.

Voucher Issuance & Economic Impact

- Since reopening, THA has issued an average of five vouchers per month.
- Federal rental assistance has **infused over \$2 million into the local Taylor economy in 2025** through landlord lease payments, strengthening local housing stability.

New Voucher Opportunities

THA is actively pursuing additional voucher types to better serve priority populations, including:

- Veteran-specific vouchers for those who served our country
- Foster youth vouchers for young adults aging out of foster care

These initiatives align with THA's mission to ensure equitable housing access and support community outcomes.



Full HUD & Federal Compliance

- THA has restored full HUD compliance across finance, reporting, and program administration, ensuring eligibility for federal funds and avoiding corrective actions.
- Staff has completed all required HUD trainings, including advanced strategic planning and program management specific to housing authorities.
- Internal systems for documentation, reporting, and policy compliance have been strengthened to ensure sustainable operations moving forward.



COMMUNITY COMMITMENT & FUTURE VISION

- We remain committed to providing safe, attainable, and stable housing for Taylor's extremely low-income, low-income, workforce, elderly, and disabled residents.

With solid compliance, strong performance, and strategic growth, THA is positioned to be a trusted partner with the City of Taylor, landlords, residents, and federal partners.



TAYLOR HOUSING AUTHORITY - 2025



City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure
Quality of Life
Economic Vitality

Agenda Item Number: 12.

Agenda Title: Discussion, consideration, and possible action on License Agreement 2026-01 between the City of Taylor and Ferg Hold Co, LLC., 213 Ferguson Street (Block 55 Doak's Addition).

Council Action to be Taken: Conditional approval of License Agreement 2026-01, pending all submittals have been completed.

Department Submitted: City Management

Staff Contact: Jacob Walker, City Engineer

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to consider a License Agreement with the development known as “The Ferguson”, to allow the use of the existing city alley (20-ft wide) that runs through the property as well as improved right-of-way along Vernon Street, Ferguson Street, 2nd Street and 3rd Street.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Ferguson is a proposed mixed-use development located in P5 (urban center) zoning that will be placed across 4-lots and within one city block bounded by Vernon Street, Ferguson Street, 2nd Street, and 3rd Street. The site in question was previous to many uses, such as a gas station and RV park. The proposed development is described as an in-fill property located within the neighborhood empowerment zone that is currently proposing two phases to construct both commercial and multi-family uses within the site. The development has completed a site development plan under a separate permit that details the placement of below-ground and surface improvements for the property as well as a building permit for the phase 1 building portion of the development.

The use of the license agreement areas is impactful to the development to allow for improved surfaces such as parking and sidewalks, along with the placement of utilities and parking/drive aisles and landscaping to provide a more seamless use of the development space meanwhile allowing functionality of essential site development components. Locations within the street rights-of-way will be improved to revitalize these existing areas and allow for the intended use

and functionality of the public areas.

Proposed improvements for the development located in the street rights-of-way of the license agreement include improvement items such as on-street parking, drainage, scalable sidewalks, and lighting; while the area within the existing alley include water utility services and meters, parking aisles, stone paver walkways, landscaping, and replacement of the existing public sanitary sewer that currently only services this block. The alley in question runs through Block 55, Doak's Addition and has not been abandoned by the City. There currently is a sewer line running through the alley, which is being removed and replaced for this site and will be accessible for future maintenance. For the areas noted within the license agreement, terms and conditions have been set forth to assign rights and use to both the licensee and City.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• The development can participate and fully contribute to the Neighborhood Empowerment Zone. • Right-of-way improvements are being completed to improve parking and mobility within the surrounding area. • Improvement to the existing sanitary sewer utility. • Improved quality of life for business owners and existing and future residents alike	• Construction zones of these areas that may impact local residents.

4. RECOMMENDATION

Staff recommends conditional approval of the License Agreement between the City of Taylor and the Developer, Ferg Hold Co, LLC., pending all submittals are completed.

5. FUNDING SOURCE

N/A

6. TIMELINE

The Developer is looking to commence construction of the site development in January 2026.

7. OTHER OPTIONS

Do not approve the License Agreement.

8. ATTACHMENTS

1. License Agreement_Ferg Hold Co LLC
2. Presentation - Ferguson License Agreement

LICENSE AGREEMENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This License Agreement ("Agreement") is entered into by and between the City of Taylor, Texas, a Home-Rule Municipal Corporation and political subdivision of the State of Texas (the "City"), and Ferg Hold Co LLC ("Licensee"), effective as of _____, 2025, upon the terms and conditions set forth below.

I. PURPOSE OF LICENSE AGREEMENT

The City, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to it by Licensee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to Licensee, its employees, members, invitees, guests, and contractors, a license to use the Licensed Property only as follows:

Construction, improvement, installation, and maintenance of the Improvements located at the 0.652 acre out of W.R. Williams survey, abstract no. 665, situated in Williamson County, Texas, Amending Plat of Block 55, Doak's Addition to the city of Taylor, a subdivision of record in document no. 2025043798, of the official public records of Williamson County, Texas, and the alley as shown on said amending plat of block 55, Doak's addition Subdivision (the "Licensed Property"), as more particularly shown and described in Exhibit "A" attached hereto (the "Improvements"). The Improvements shall include, in addition to surface-level features, the installation, operation, maintenance, repair, replacement, and removal of private underground utilities consisting of domestic water lines (not to exceed a four-inch (4") diameter pipe) for the teal system. Such private utilities shall be owned and maintained by the Licensee and installed in a manner that does not interfere with any existing or proposed public utilities within the Licensed Property. Any water lines crossing the proposed eight-inch (8") wastewater line shall be installed above the wastewater line.

The City makes this grant solely to the extent of its right, title and interest in the Licensed Property, without express or implied warranties.

Licensee agrees that Licensee's use of the Public Right-of-Way shall not interfere with public pedestrian and vehicular ingress and egress. Licensee further agrees that: (a) the construction of the Improvements permitted by this Agreement shall be done in compliance with all applicable City, County, State, and/or Federal laws, ordinances, regulations, and policies now existing as many be amended from time to time; (b) all construction and installation of the Improvements will be completed in a timely manner without delay; and (c) the Licensee will construct the Improvements according to plans filed with the City, and any changes in construction will be approved by the City. Any provision herein to the contrary notwithstanding, Licensee shall be liable for, and shall indemnify and hold the City harmless from, all damages, causes of action, and

claims arising out of or in connection with Licensee's installation, operation, maintenance, or removal of the Improvements permitted under this Agreement.

The City makes this grant solely to the extent of its right, title, and interest in the Licensed Property, without any express or implied warranties.

II. FEES

Except for the initial application and permit fees, no annual license fee shall be assessed for the license and permission granted herein.

III. CITY'S RIGHTS TO LICENSED PROPERTY

This Agreement is expressly subject and subordinate to the present and future right of the City, its successors, assigns, lessees, grantees, and licensees, to enter upon the Licensed Property for any purpose including, but not limited to, the construction, installation, establishment, repair, maintenance, and/or operation and renewal of any public utilities, franchised public utilities, or roadways or streets on, beneath, or above the surface of the Licensed Property.

Licensee acknowledges and agrees that the private underground utilities authorized herein are granted subject and subordinate to all present and future rights of the City and franchised utility providers, including but not limited to providers of natural gas, electricity, telecommunications, and cable services. If Licensee's private utilities are determined to conflict with any such public or franchised utility facilities or City project, Licensee shall, upon reasonable written notice, relocate, adjust, or remove its private utilities at its sole cost and expense.

The City and any affected franchised utility providers shall use commercially reasonable efforts to coordinate with Licensee regarding the timing and method of any required relocation, adjustment, or removal in order to minimize disruption to Licensee's operations.

Nothing in this Agreement shall be construed to limit, in any way, the City's ownership interest in the Licensed Property or the power of the City to widen, construct, alter, or improve the Licensed Property.

The City does, however, agree to give, wherever possible, Licensee at least thirty (30) days' written notice of such action and shall, wherever possible, effect widening, construction, altering or improving of such street areas so that the Licensee's operations and improvements on the Licensed Property will not be affected thereby.

The City retains the right to enter upon the Licensed Property, at any time and without notice, assuming no obligation to Licensee, to remove any of the Licensed Improvements or alterations thereof whenever such removal is deemed necessary by the City with respect to the Licensed Property.

IV. INSURANCE

Licensee, shall, at its sole expense, provide a commercial general liability insurance policy, written by a company acceptable to the City and licensed to do business in Texas, with a combined single limit of

not less than One Million and No/100 Dollars (\$1,000,000.00) for each single occurrence, which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. Such insurance coverage shall specifically name the City as an additional insured. This insurance coverage shall cover all perils arising from the activities of Licensee, its officers, directors, employees, agents or contractors, relative to this Agreement. Licensee shall be solely responsible for the payment of any deductibles stated in the policy. A true copy of each instrument affecting such coverage shall be delivered to the City on or before the date Licensee begins construction of Licensee's improvements contemplated in this Agreement. So long as Licensee is using the Licensed Property, Licensee shall not cause such insurance to be cancelled nor permit such insurance to lapse. All insurance certificates shall not be reduced, restricted, or otherwise limited until ninety (90) days after the City has received written notice thereof as evidenced by a return receipt of registered or certified mail.

V. INDEMNIFICATION

Licensee shall indemnify, defend, and hold harmless the City and its officers, agents, employees, and utility providers from any and all claims, damages, or losses arising from Licensee's use of the Licensed Property, except to the extent caused by the sole negligence or willful misconduct of the City.

VI. CONDITIONS

A. Licensee's Responsibilities. Licensee, at Licensee's sole cost and expense, shall be responsible for the installation, construction, operation, maintenance, repair, replacement, and removal of the Licensed Improvements, including the private underground utilities authorized herein, and for any costs arising therefrom, including but not limited to relocation of Licensed Improvements or property of the City within the Licensed Property. Further, in the event Licensee fails to maintain, repair, or remove damaged Licensed Improvements (if beyond maintenance or repair), Licensee shall reimburse the City within ninety (90) days of written demand for all reasonable costs of maintaining, replacing, repairing, or relocating any Licensed Improvements or property of the City which was damaged or destroyed as a result of activities authorized under this Agreement by, or on behalf of, Licensee.

B. Maintenance. Licensee expressly agrees to maintain the Licensed Property and Licensed Improvements, including both surface and underground improvements, at Licensee's sole cost and expense for the duration of the license. Maintenance of the Licensed Improvements in the Licensed Property shall be comparable to or exceed the level of maintenance in other similar parts of the City.

C. Excavation and Utility Coordination. Any excavation or disturbance of the Licensed Property shall be coordinated in advance with the City and all affected utility providers, including franchised providers of gas, electric, telecommunications, and cable services. Licensee must comply with Texas 811 line-locate requirements before commencing any work.

D. Removal or Modification. Licensee agrees that the removal or modification of any improvements on the Licensed Property must be approved in writing by the City prior to any such removal or modification.

E. Default. In the event that Licensee fails to maintain the Licensed Property or otherwise comply with the terms or conditions as set forth herein, then the City shall give Licensee written notice thereof, by registered or certified mail, return receipt requested to the address set forth below. Licensee shall have thirty (30) days from the date of receipt of such notice to remedy the failure complained of and, if Licensee does not satisfactorily remedy the same within the thirty-day period, the City may perform the work or contract for the completion of the work. Licensee agrees to pay within thirty (30) days of written demand by the City, all costs and expenses incurred by the City in completing the work.

VII. TERM

This Agreement shall remain in effect until terminated under Section VIII.

VIII. TERMINATION

A. Termination by Abandonment. If Licensee abandons its use of the Licensed Property, this Agreement shall terminate after thirty (30) days' written notice. The City shall thereafter have the right to enter the Licensed Property and any rights of the Licensee shall be terminated as of the date of the abandonment.

B. Termination by Licensee. Licensee may terminate this Agreement upon thirty (30) days' written notice to the City, provided Licensee removes its improvements at its own expense.

C. Termination by City. This Agreement may be terminated by the City upon thirty (30) days' written notice to the Licensee if:

1. Substantial Interference with Public Use. The Licensed Improvements, including private underground utilities, substantially and materially interfere with the City's lawful use of the right-of-way, and such interference cannot reasonably be mitigated by modification or adjustment of the Licensed Improvements.
2. Public Necessity. The Licensed Property is required for a bona fide public improvement project, and the City and Licensee, after good-faith consultation, are unable to agree on reasonable relocation of the Licensed Improvements at Licensee's expense.
3. Public Safety Hazard. The Licensed Improvements, or a portion of them, create a demonstrable and immediate danger to public health or safety, and Licensee fails to correct such condition within sixty (60) days after written notice from the City.

In the event of termination under this section, the City shall use commercially reasonable efforts to coordinate with Licensee regarding the timing and manner of removal or relocation of the Licensed Improvements. Any removal or relocation shall be performed by Licensee at its sole cost, provided, however, that the City may extend reasonable deadlines to minimize disruption to Licensee's operations.

IX. GOVERNING LAW AND VENUE

This Agreement shall be governed by Texas law. Venue shall lie in Williamson County, Texas.

X. NO WAIVER OF IMMUNITY

The City does not waive or alter its governmental immunity by entering this Agreement.

XI. ASSIGNMENT

Licensee may not assign or transfer this Agreement without prior written consent of the City.

XII. NOTICES

All notices, demands and requests for delivery of documents or information hereunder shall be in writing and shall be deemed to have been properly delivered and received as of the time of delivery if personally delivered, as if the date and time deposited in the mail system if sent by United States certified mail, return receipt requested, and postage paid, or as of the time of delivery by Federal Express (or comparable express delivery system) if sent by such method with all costs prepaid. All notices, demands, and requests shall be addressed:

To Licensee at: Attn: Pawel Hardej
 10900 Research Blvd, Suite 160C-3076,
 Austin, Texas, 78759

With a copy,
via email to: phardej@metropolitandevco.com

To City at: City of Taylor Attn: City Manager
 400 Porter Street
 Taylor, Texas 76574

XIII. EXECUTION

Executed effective the date set forth above.

CITY OF TAYLOR

By: _____

Name: Brian LaBorde

Title: City Manager

APPROVED AS TO FORM:

City Attorney

LICENSEE

By: _____

Name: Pawel Hardej

Title: Manager

State of Texas County

§

§

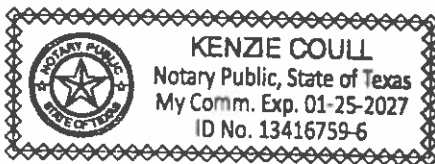
of Travis

§

Before me, the undersigned notary, on this day personally appeared Pawel Hardej, Manager of Ferg Hold Co, a Limited Liability Company, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on

November 7, 2025.



Kenzie Coull
Notary Public, State of Texas

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on the ____ day of _____, 2025, by Brian LaBorde, City Manager of the City of Taylor, Texas, on behalf of said City.

Notary Public, State of Texas

0.652 ACRE
W.R. WILLIAMS SURVEY, A-665
WILLIAMSON COUNTY, TX

FILE NO:617.104017EX-LA
PROJECT: 617.104017
DATE: 7/25/2025

DESCRIPTION

0.652 ACRE OUT OF W.R. WILLIAMS SURVEY, ABSTRACT NO. 665, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF 3RD STREET (80' R.O.W.), FERGUSON STREET (60' R.O.W.), 2ND STREET (R.O.W. VARIES), VERNON STREET (60' R.O.W.), ABUTTING THE NORTH, EAST, SOUTH AND WEST LINES OF BLOCK 55, AMENDING PLAT OF BLOCK 55, DOAK'S ADDITION TO THE CITY OF TAYLOR, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2025043798, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE ALLEY AS SHOWN ON SAID AMENDING PLAT OF BLOCK 55, DOAK'S ADDITION; SAID 0.652 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod found at the intersection of the east right-of-way line of said Vernon Street, and the south right-of-way line of said 3rd Street, being the northwest corner of said Lot 3;

THENCE, N27°31'22"W, leaving said northwest corner, a distance of 33.23 feet to a calculated point, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, over and across said 3rd Street, said Ferguson Street, said 2nd Street, and said Vernon Street, the following four (4) courses and distances:

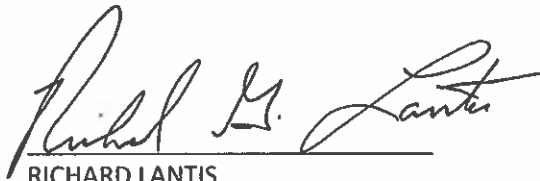
1. S88°30'25"E, a distance of 306.00 feet to a calculated point, for the northeasterly corner hereof, from which a 1/2-inch iron rod found at the intersection of the west right-of-way line of said Ferguson Street, and the south right-of-way line of said 3rd Street, being the northeast corner of said Lot 4, bears S38°53'15"W, a distance of 33.03 feet;
2. S01°24'25"W, a distance of 312.78 feet to a calculated point, for the southeasterly corner hereof;
3. N88°49'05"W, a distance of 305.65 feet to a calculated point, for the southwesterly corner hereof; and

4. N01°20'37"E, a distance of 314.44 feet to the **POINT OF BEGINNING**, and containing 0.652 acre (28,404 square feet) of land, more or less;

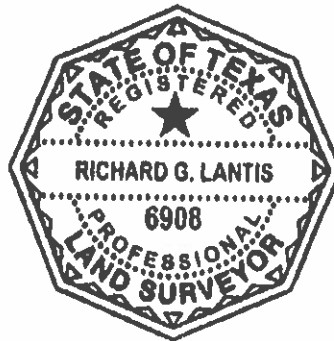
SAVE AND EXCEPT LOT 1, LOT 2, LOT 3 AND LOT 4 OF THE AMENDING PLAT OF BLOCK 55, DOAK'S ADDITION TO THE CITY OF TAYLOR, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2025043798, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.

I, RICHARD LANTIS, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING LEGAL DESCRIPTION AND SKETCH WERE PREPARED BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF ABE DASHNER, RPLS NO. 5901, DURING THE MONTH OF DECEMBER, 2024, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

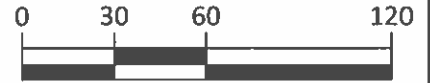


RICHARD LANTIS
TEXAS RPLS 6908
MANHARD CONSULTING
TBPLS FIRM NO. 10194754

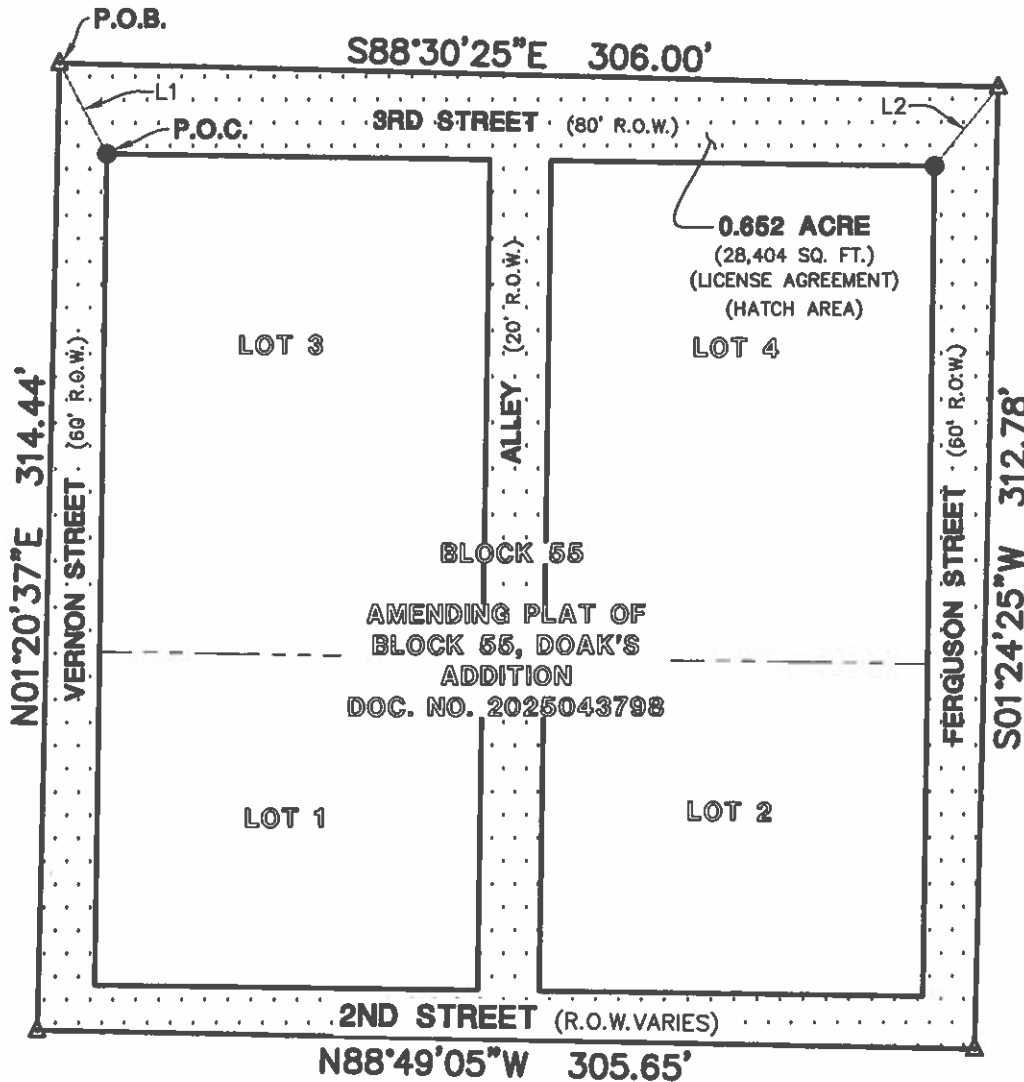


LEGEND

- = FOUND 1/2-INCH IRON ROD
- △ = CALCULATED POINT
- = LICENSE AGREEMENT BOUNDARY LINE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- [Hatched Box] = AREA OF LICENSE AGREEMENT (HATCH)



SCALE: 1"=60'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°31'22"W	33.23'
L2	S38°53'15"W	33.03'

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.



1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph:737.377.0500 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners
 Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

0.652 ACRE- W.R. WILLIAMS SURV, A-665

1319 3RD ST W. TAYLOR, TX 76574

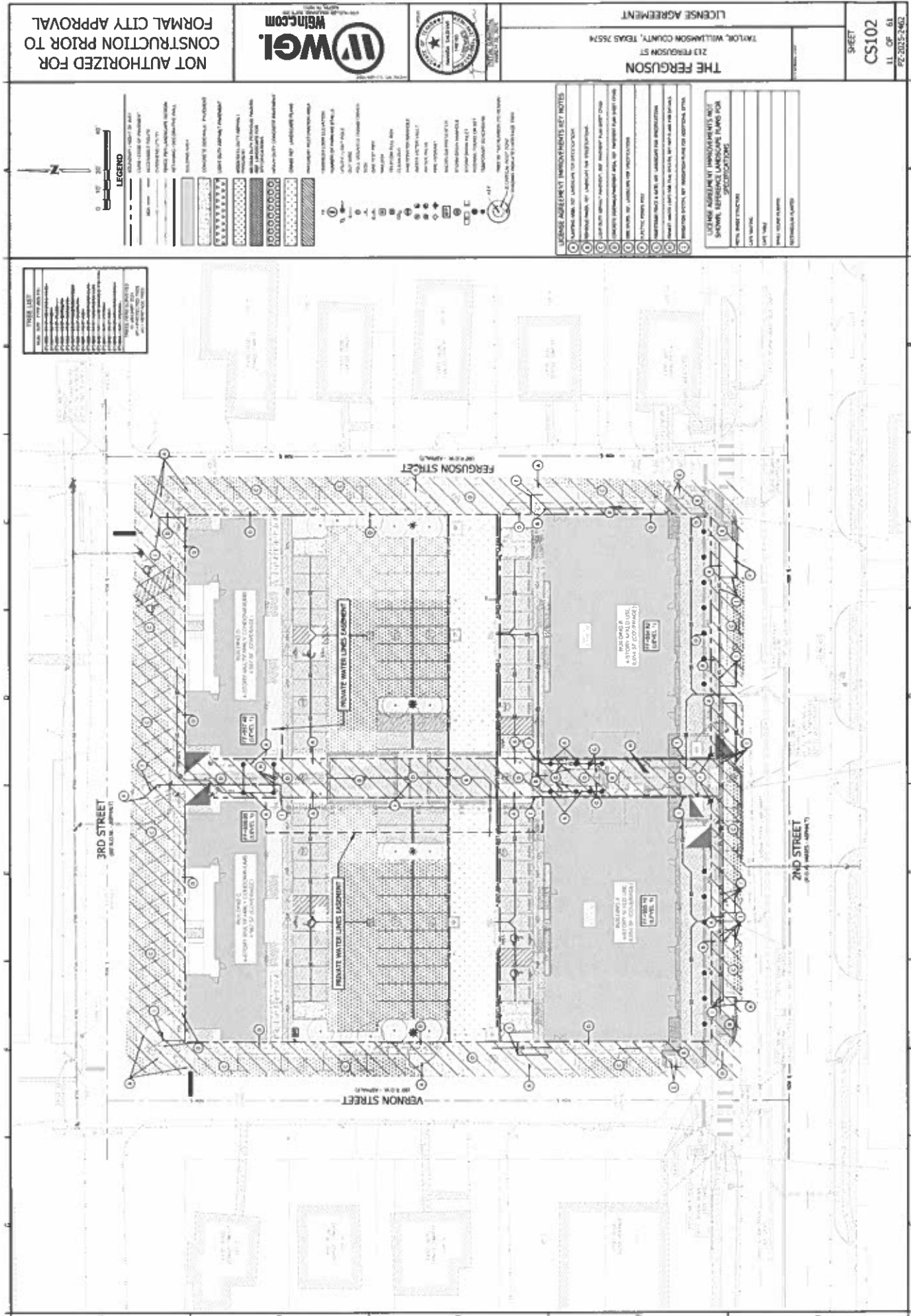
LICENSE AGREEMENT EXHIBIT

PROJ. MGR.: RL
 DRAWN BY: RAD
 DATE: 07/25/25
 SCALE: 1" = 60'

SHEET

1 OF **1**

614.104017



ABBREVIATIONS

- | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|-----|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 5 |
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THIS DOCUMENT IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF PARAGEO-ICE INC. AND SHALL REMAIN THE PROPERTY OF PARAGEO-ICE INC. IF IT IS REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PARAGEO-ICE INC., IT IS TO BE DESTROYED. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PARAGEO-ICE INC.



METROPOLITAN

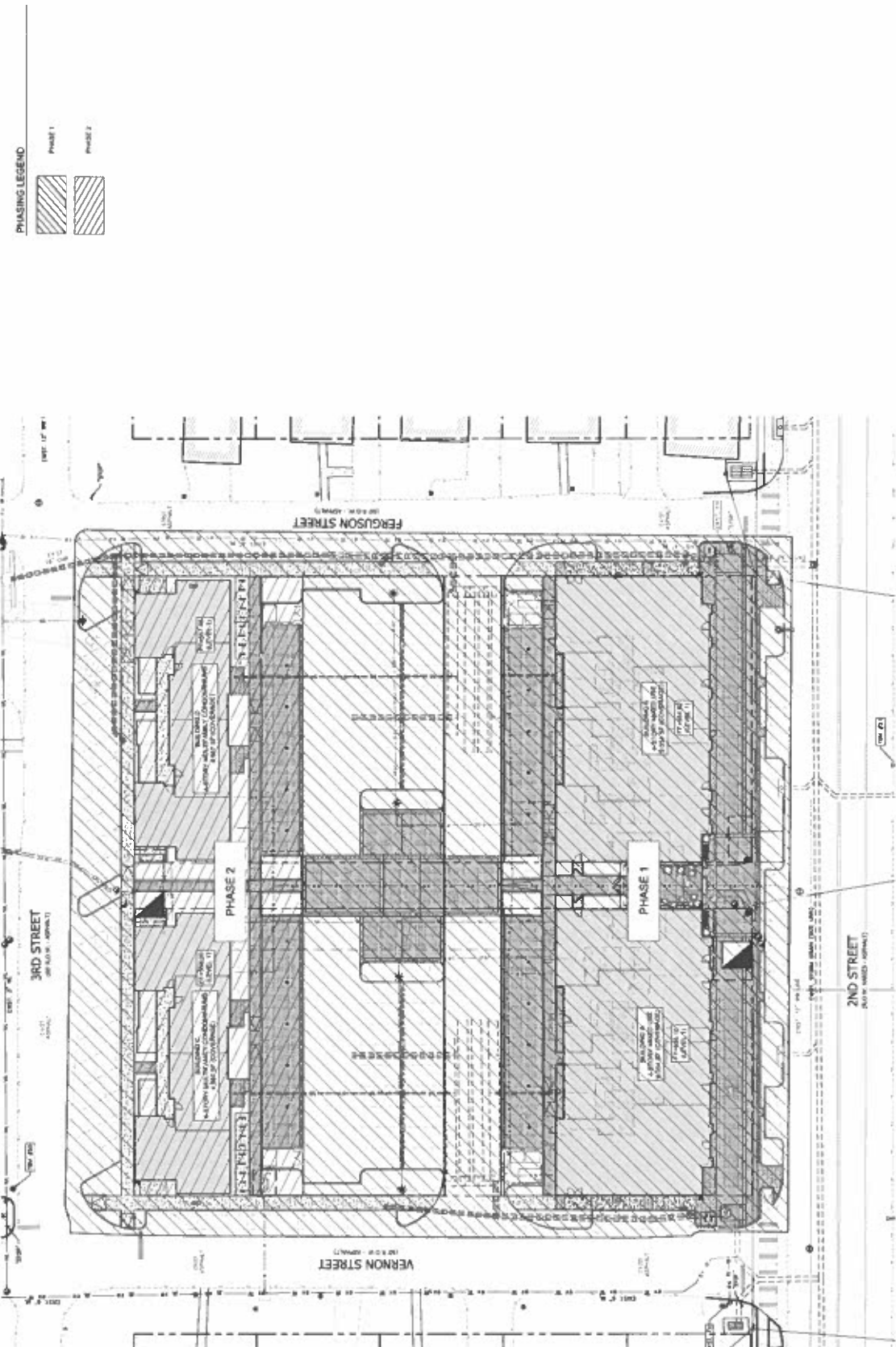
213 Ferguson St
 Detroit, MI 48201

PROJECT: 213 Ferguson St
 SHEET: 01/25/2019

DATE	DESCRIPTION
07/25/2019	Initial Design
07/25/2019	Final Design
07/25/2019	Construction Documents
07/25/2019	As-Built

PROJECT: 213 Ferguson St	DATE: 07/25/2019
SHEET: 01/25/2019	PROJECT: 213 Ferguson St

L0.02



1 PHASING PLAN
 SCALE: 1" = 20'-0"

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF PARAGEO-ICE INC. AND SHALL REMAIN THE PROPERTY OF PARAGEO-ICE INC. IF IT IS REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PARAGEO-ICE INC., IT IS TO BE DESTROYED. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PARAGEO-ICE INC.



Experiments indicate that the most effective way to improve the quality of the work environment is to give employees a say in their work. This is the only way to ensure that the work environment is tailored to the needs of the employees and that the work is motivating and meaningful. The most effective way to improve the work environment is to give employees a say in their work. This is the only way to ensure that the work environment is tailored to the needs of the employees and that the work is motivating and meaningful.



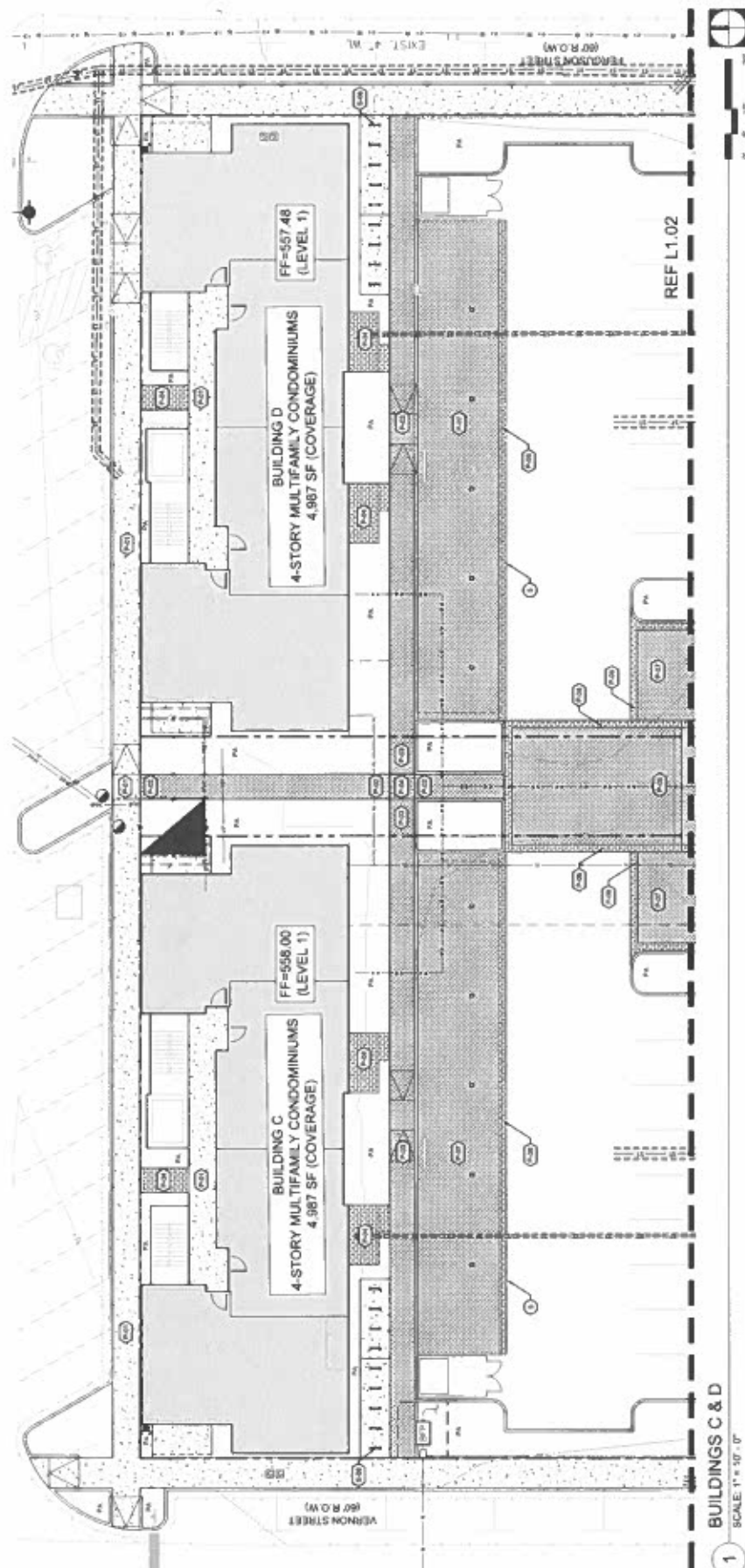
METROPOLITAN

12. Ferganin, S. I.

DATE	DESCRIPTION
2/28/2013	Initial Fee Paid
4/14/2013	Initial Fee Paid
6/4/2013	Initial Fee Paid
7/7/2013	Initial Fee Paid
9/14/2013	Initial Fee Paid
11/21/2013	Initial Fee Paid

[illegible]

L1.03



Code	Section	Section Description	Prereq
101	101	NEW PRINCIPAL ENGINEERING	NA 101
102	102	NEW PRINCIPAL ENGINEERING	NA 102
103	103	NEW PRINCIPAL ENGINEERING	NA 103
104	104	NEW PRINCIPAL ENGINEERING	NA 104
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and, likewise, as a result of the increase in the number of the property owners in the group and, finally, will be reproduced published and used.



Experimental evidence shows that the brain is not a passive recipient of information. It is actively engaged in the process of learning, and the learning process is influenced by the environment. The brain is also capable of plasticity, meaning it can change its structure and function in response to experience. This is why we can learn new things and adapt to our environment. The brain is a complex organ, and its functions are still being studied. However, it is clear that the brain is not just a passive receiver of information, but an active participant in the learning process.



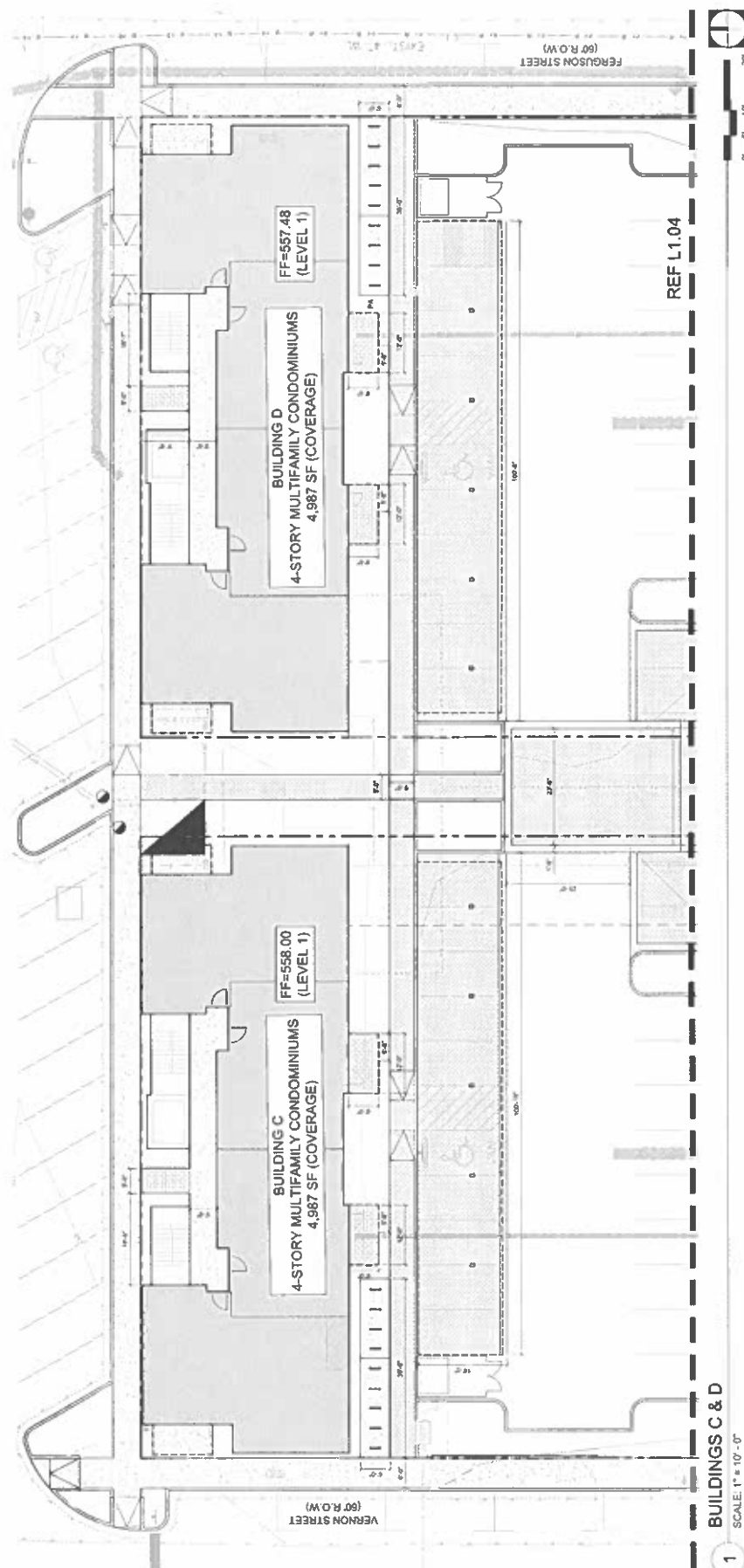
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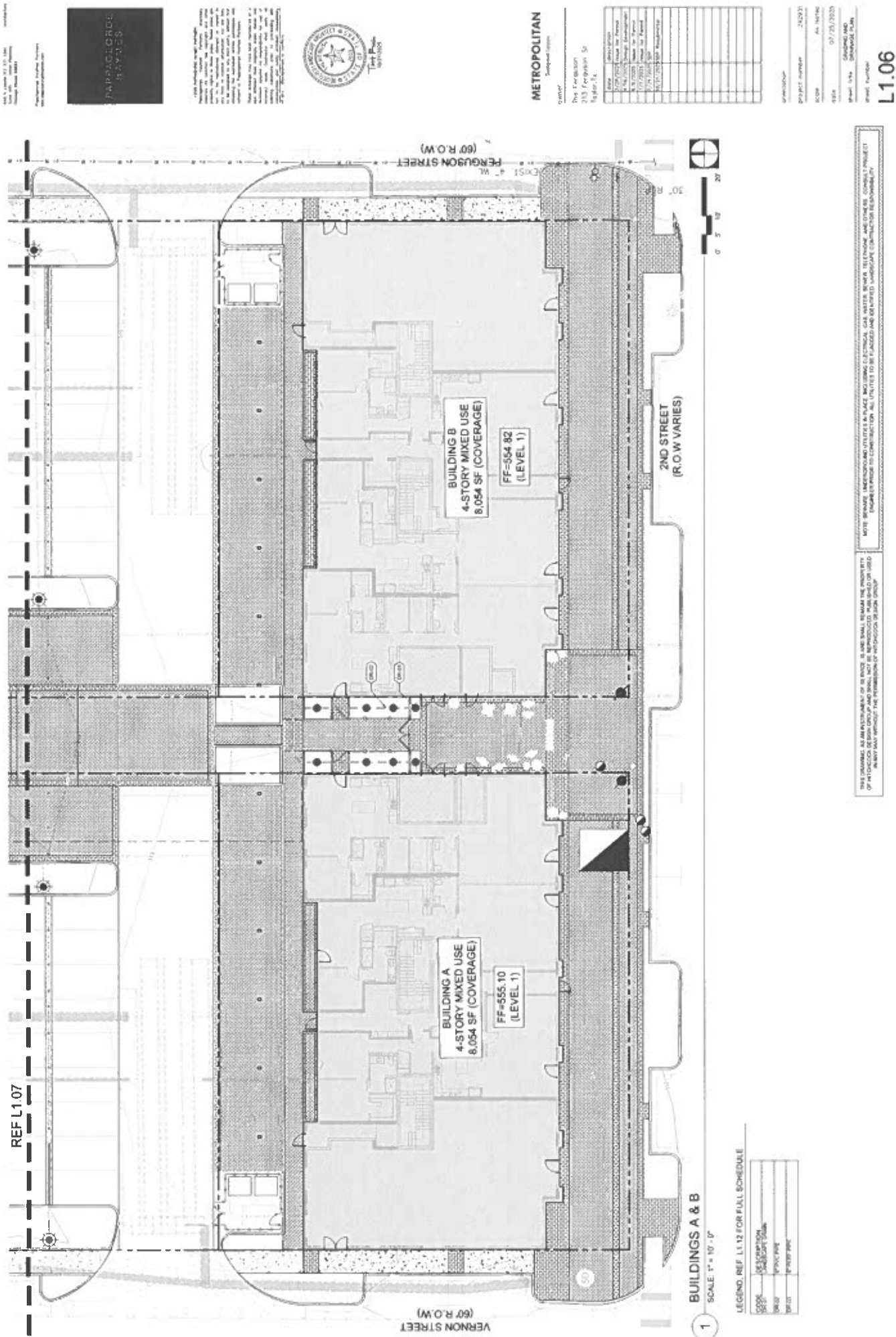
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project number	242931
scale	As Noted
date	07/25/2025
sheet title	LAYOUT PLAN

L1.05



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF HATCHCOCK DESIGN GROUP AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF HATCHCOCK DESIGN GROUP.

NOTE: BEFORE UNDERPINNING UTILITIES IN PLACE, INCLUDE ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, AND OTHERS. CONSULT PROJECT ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE PLACED AND IDENTIFIED. LANDSCAPE CONTRACTOR RESPONSIBILITY.







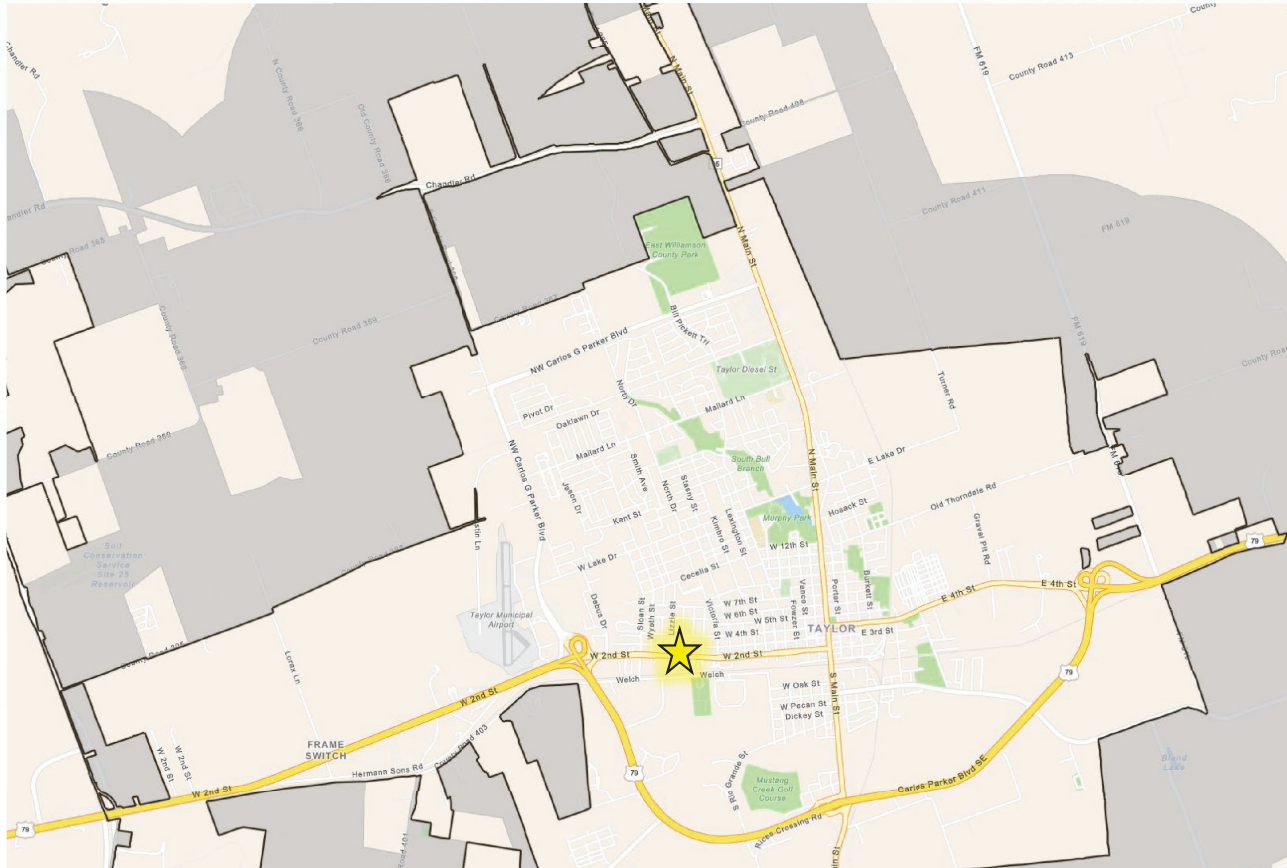
License Agreement with Ferg Hold Co, LLC



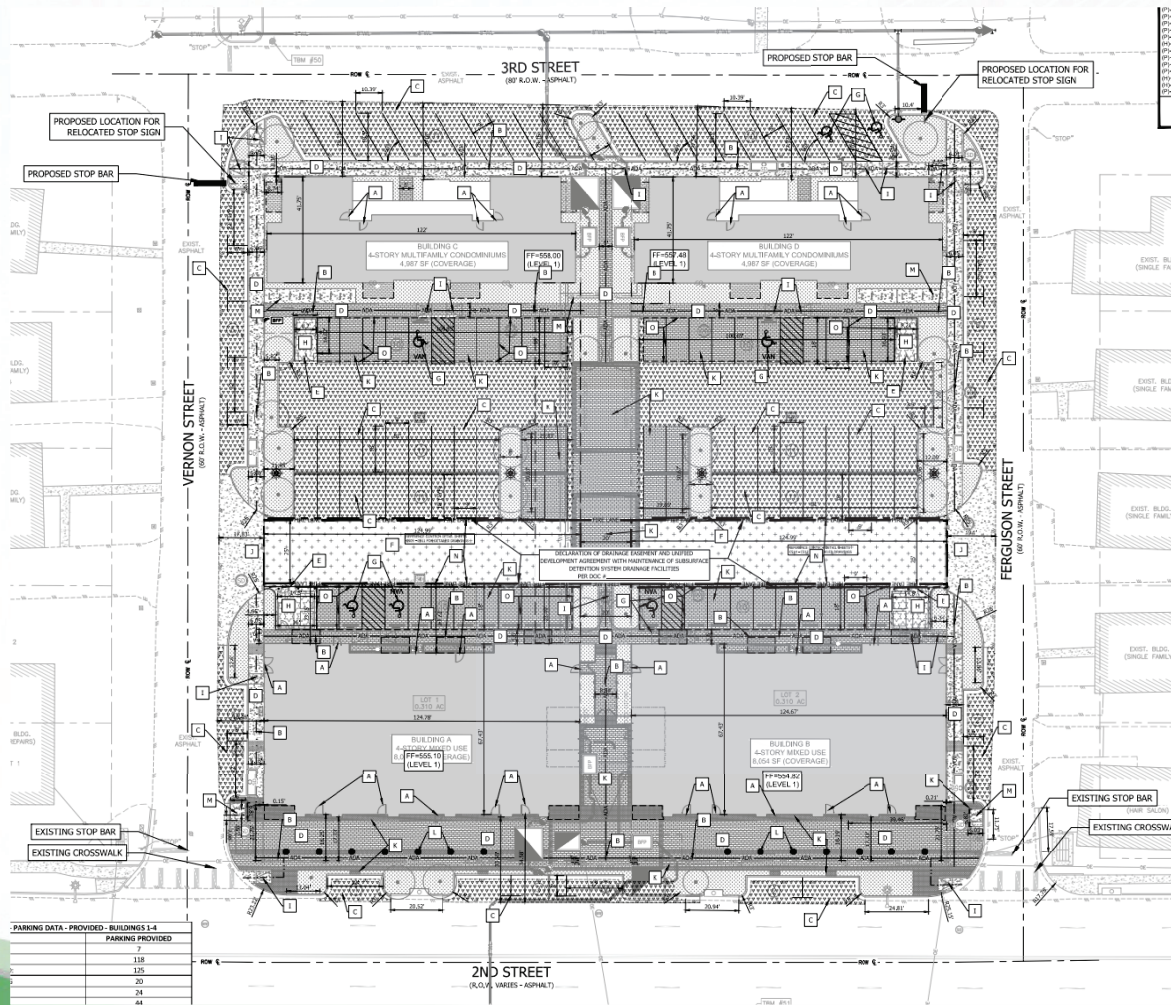
Location - 213 Ferguson St



★ Site Location



Site Plan



Units

Phase 1

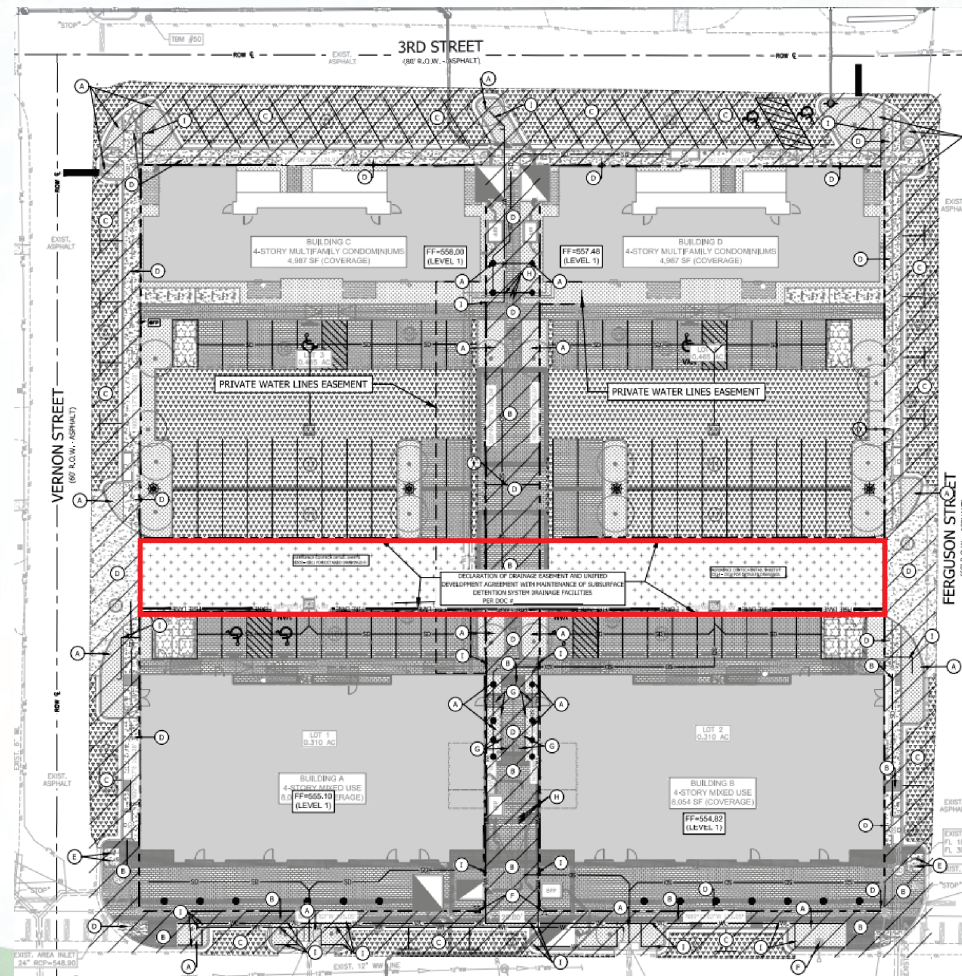
- Building A & B
 - Area Developed – 63,831 SF
 - Number of Units – 54
 - Retail Space – 8,802 SF
 - Parking Spaces - 83

Phase 2

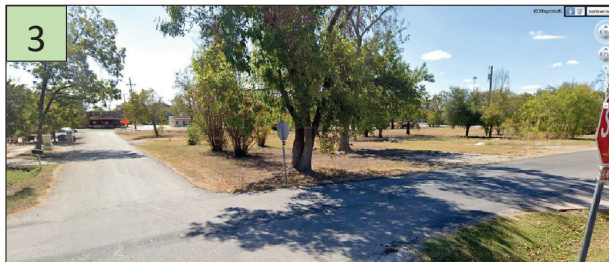
- Building C & D
 - Area Developed – 31,592 SF
 - Number of Units – 32
 - Retail Space – 0 SF
 - Parking Spaces - 42



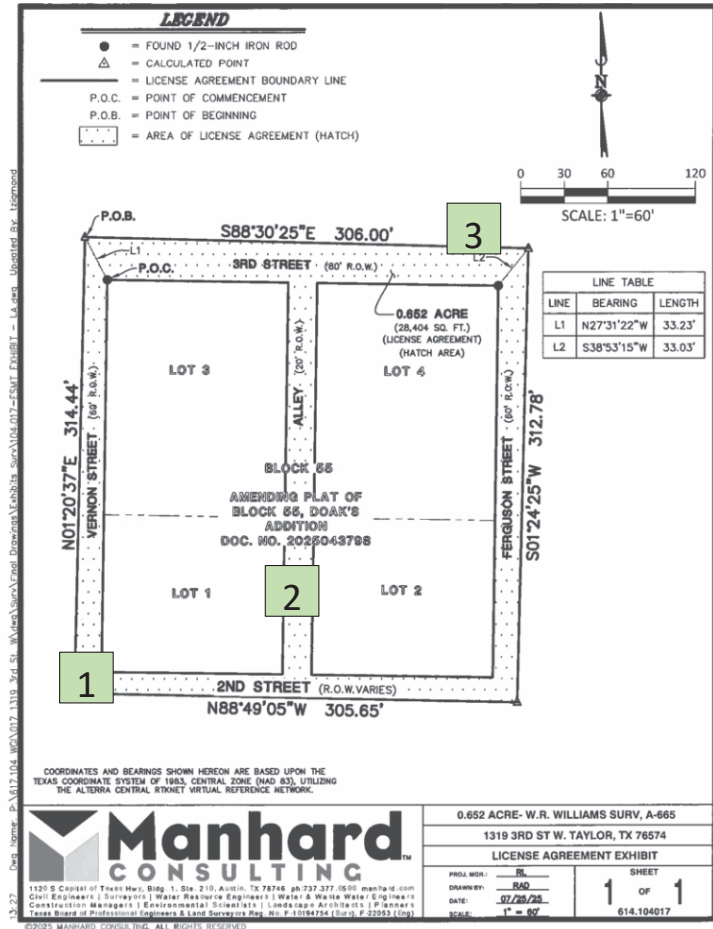
Development Agreement



License Agreement Areas



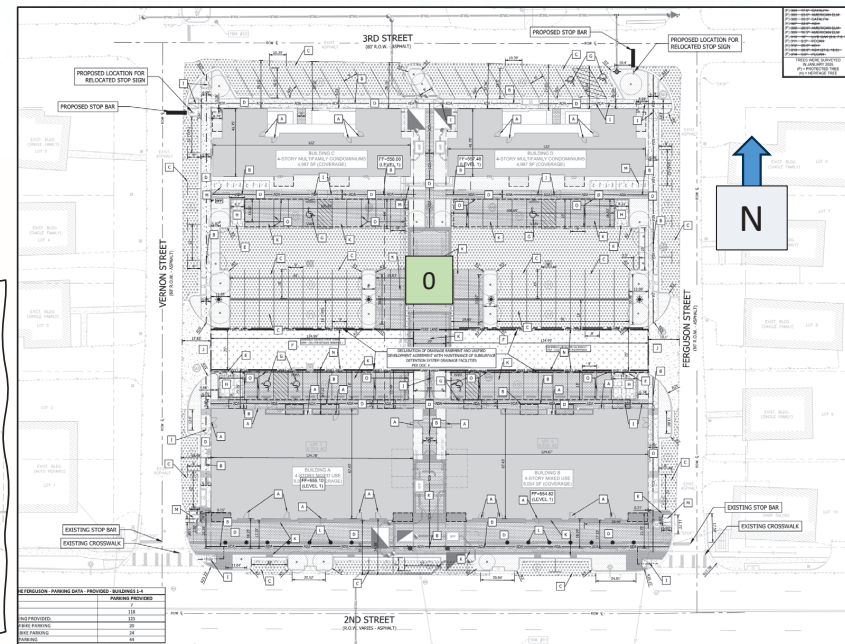
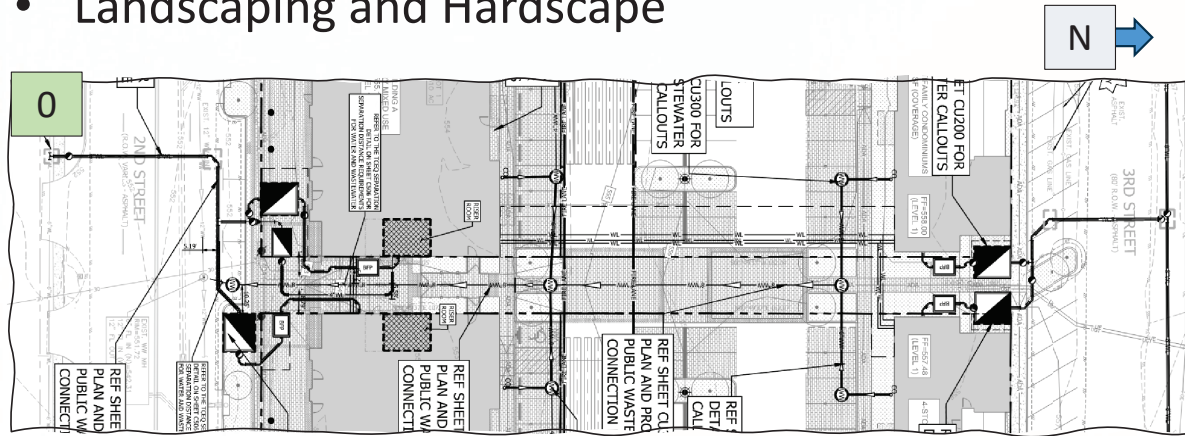
Images taken from Google Earth



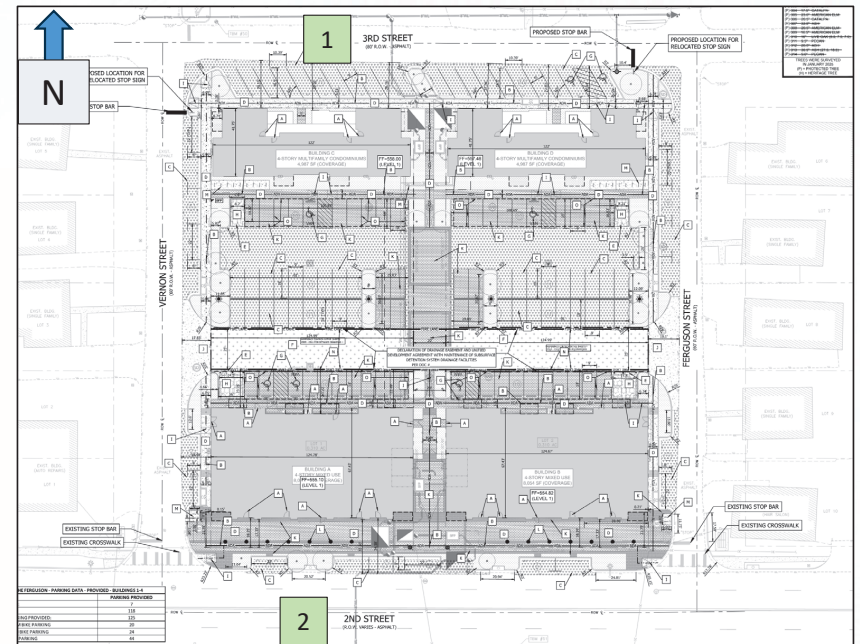
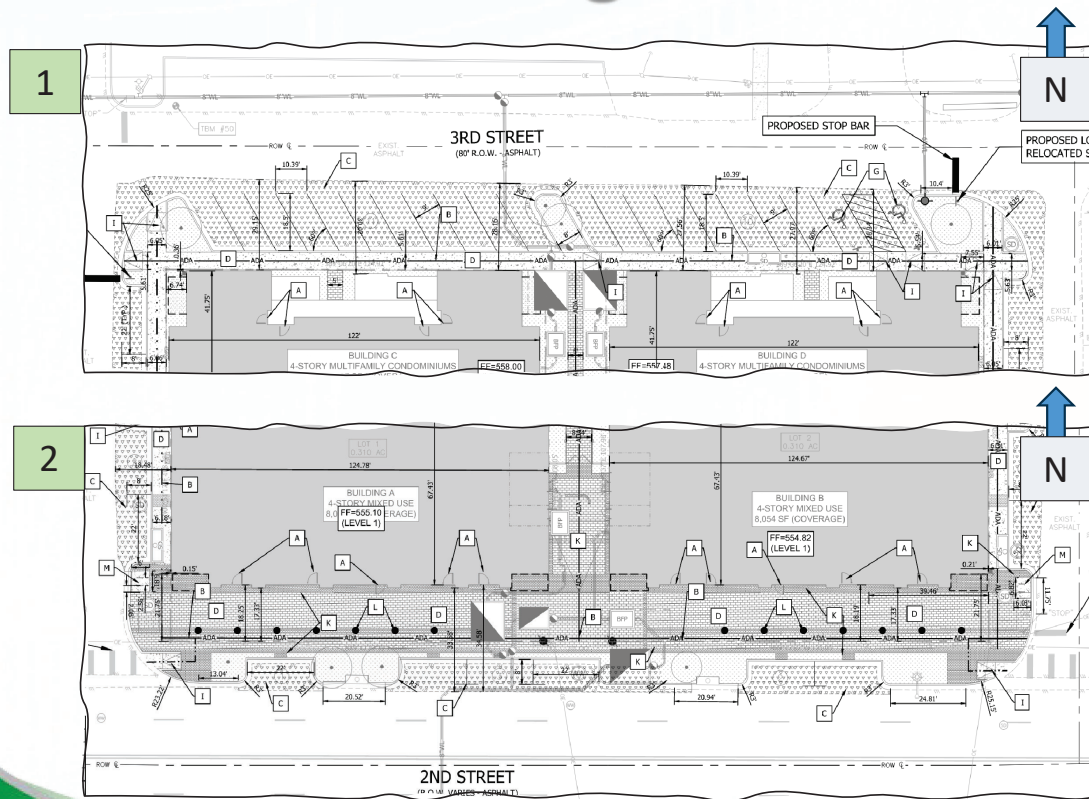
License Agreement Areas - Improvements

Alley

- Water service and meters
- Sanitary sewer
- Parking lot aisle
- Landscaping and Hardscape



License Agreement Areas - Improvements

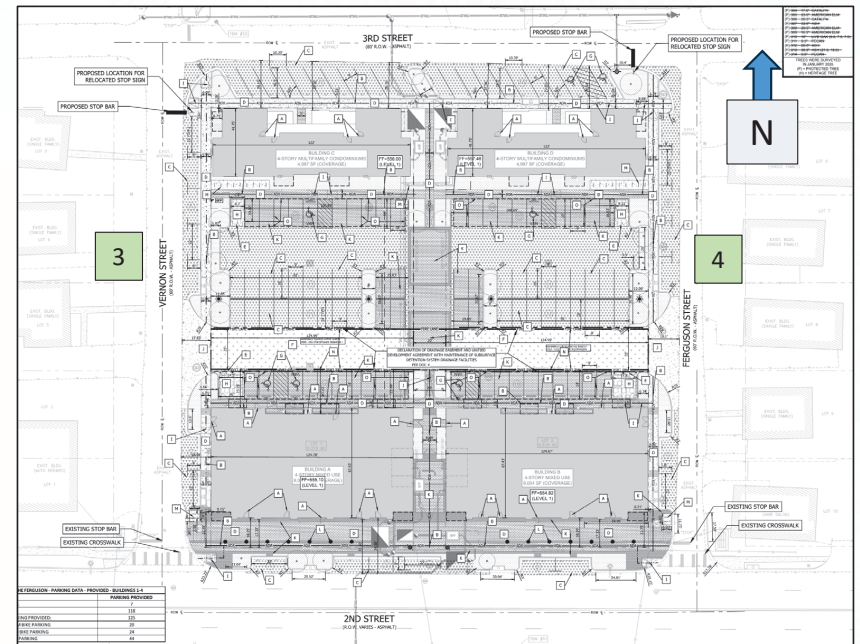
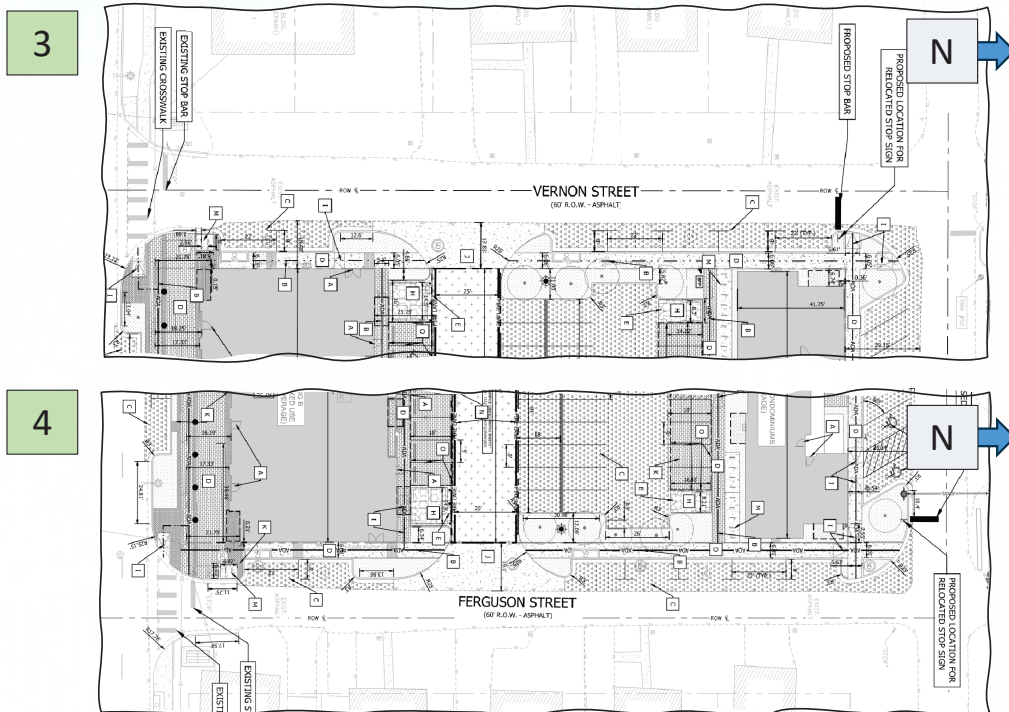


Street ROW

- Landscaping and Hardscape
- Parking
- Drainage



License Agreement Areas - Improvements



Street ROW

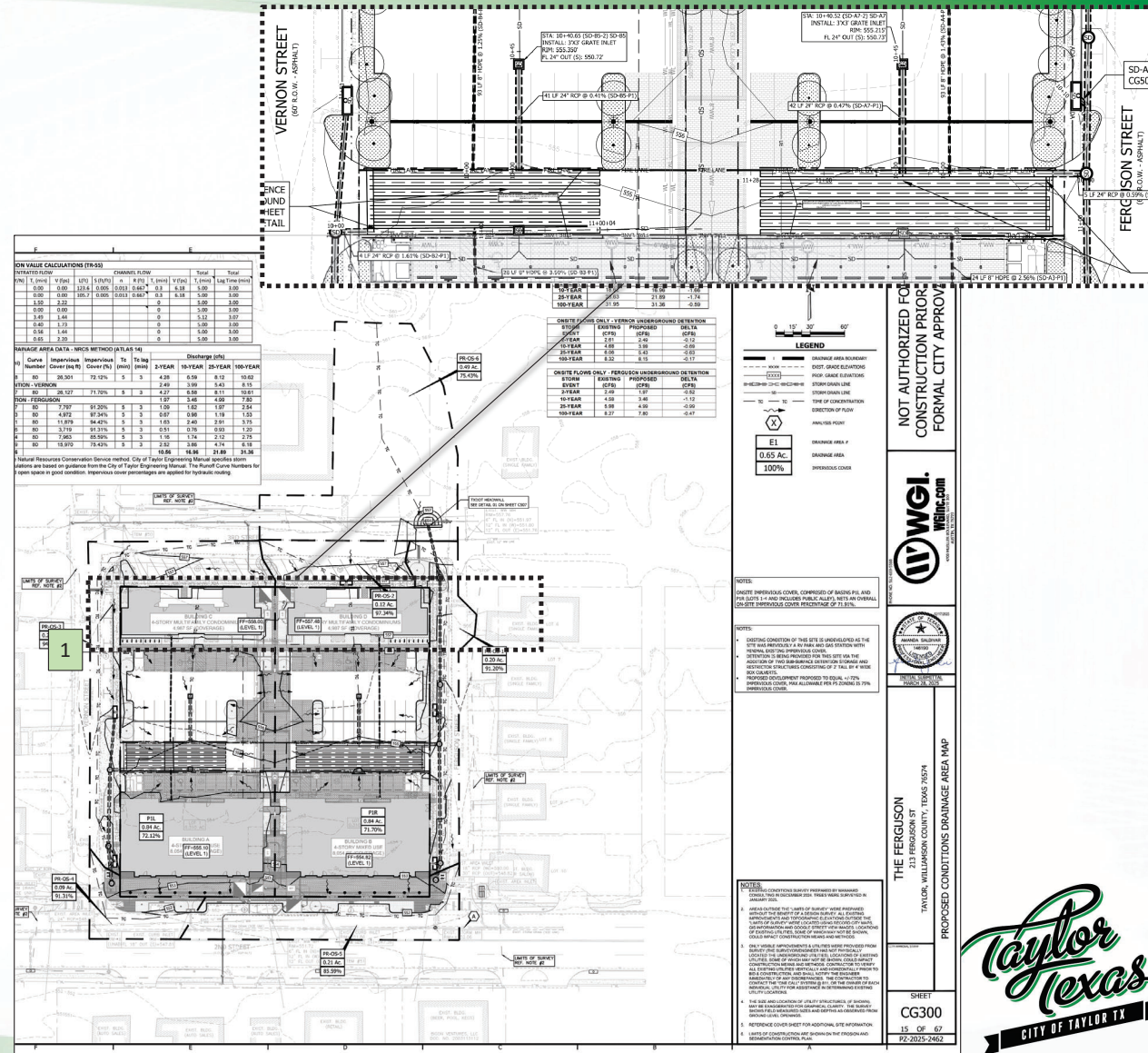
- Landscaping and Hardscape
- Parking
- Drainage



Proposed Drainage

- Onsite detention (underground)
 - Dedicated easements
 - Outfalls to Vernon and Ferguson
 - ¹The sub-surface detention systems provide sufficient storage to capture and detain the onsite flows from the 2-, 10-, 25-, and the 100-year storm events which will discharge into the public storm system in the right of ways
- Storm sewer improvements in ROWs
 - Storm inlets
 - Storm piping

1 Per Drainage Report dated 11/24/2025, prepared by WGI, Inc.





City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 13.

Agenda Title: Receive an update on the Taylor on Foot program.

Council Action to be Taken: No Action

Department Submitted: Communications Department

Staff Contact: Daniel Seguin, Communications Director

1. PURPOSE / DESCRIPTION

The Communications Department will provide an update to Council on the Taylor On Foot program.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

During the April 10 council meeting, the Communications Department presented a plan for a new program, Taylor on Foot. This presentation will be a follow-up from that one to report on the accomplishments of the program and future plans.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Keep Council up to date on long-term communications initiatives.	•

4. RECOMMENDATION

NA

5. FUNDING SOURCE

Funding for this program is minimal and includes basic signage, door hangers, and refreshments for participants.

6. TIMELINE**7. OTHER OPTIONS****8. ATTACHMENTS**

1. Taylor On Foot Council Update Slides

TAYLOR ON FOOT



YEAR IN REVIEW

Daniel Seguin



MISSION

The mission of Taylor on Foot is to meet residents where they are, foster two-way communication, listen to resident concerns, identify solutions in collaboration with community partners, humanize the City, and build trust with residents



DISTRICT 3

May 17, 2025

- Lathan Lane, Yellowstone Drive, TH Johnson Drive, Pinehurst Drive, Greenlawn Street
- 61 Homes Visited
- 50% Answer Rate
- 15 required Follow-Up

Common Follow-Up Actions:

- Send level-up plans
- Explain water rates and CIP requirements

- Inform about upcoming project to solve their issue
- Speeding reports to PD
- Zoning ordinance follow-up



DISTRICT 4

July 26, 2025

- Kirk Street, Victoria Street, W 7th Street, Pin Tail Lane, Crystal Circle, Sandy Lane
- 86 Homes Visited
- 51% Answer Rate
- 30 required Follow-Up

Common Follow-Up Actions:

- Send level-up plans
- Contact Oncor about tree trimming
- Send flooding report to engineering



- Share about removal of bike lanes
- Speeding reports to PD



DISTRICT 1

October 11, 2025

- 1st Avenue, Nathaniel Drive, Sams St, Holly Springs Drive, Mockingbird Lane
- 108 Homes Visited
- 28.7% Answer Rate
- 15 required Follow-Up

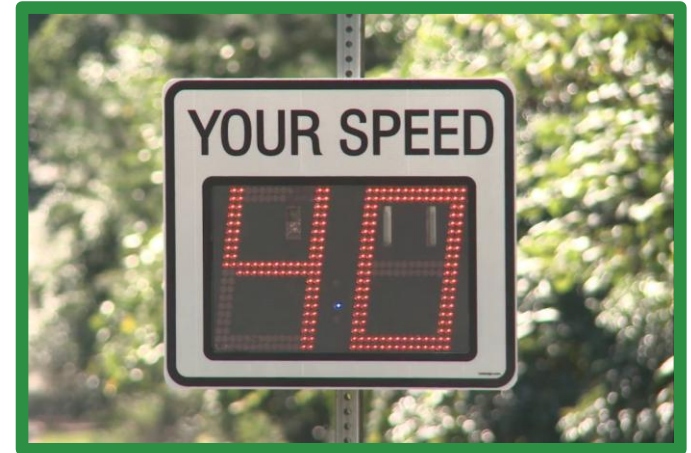
Common Follow-Up Actions:

- Send level-up plans
- Report code concerns
- Report flooding to engineering



BIG WINS

- Radar sign and speed limit signs added to TH Johnson Drive
- Dozens of dead trees removed along Hike and Bike
- Oncor replaced 4 dangerous poles and trimmed behind the 800 block of Kirk Street
- Banner Frames getting manufactured by school for parks
- New repeat tall grass list created in Code Enforcement
- Properties added to flood mapping for inclusion in future master plan update



FUTURE DATES

- District 2: January 17
- District 3: April 18
- District 4: July 18
- District 1: October 24







City Council Meeting January 8, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 14.

Agenda Title: Receive an update on the LEAD Taylor program.

Council Action to be Taken: No Action

Department Submitted: Communications Department

Staff Contact: Daniel Seguin, Communications Director

1. PURPOSE / DESCRIPTION

The Communications Department will provide an update to Council on the Reimagined LEAD Taylor program.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

LEAD Taylor has been around in various forms for 30+ years. Its most recent incarnation began in 2019 in partnership with the Chamber and with a focus on leadership development and community awareness. Since 2019, the program has been simplified each year. In 2025, the program was planned by the communications department alone and included 6 sessions, half days, with powerpoint presentations from each department, the chamber, the EDC, the school district, and the precinct 4 Constable's office along with tours of city facilities and downtown. This year, we asked "what could LEAD Taylor be?" We decided to build the program back to its intended purpose. This presentation will cover the full scope of the new program and how a dramatic increase in its scope will not cost the City anything.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• An expanded leadership program that invests in the future of the City and the Community. • Deeper understanding of the community by LEAD alumni.	• More work for Communications staff to plan and execute. • Year-round work (transition directly from program execution to planning in

• Collaboration with the Chamber, EDC, and other community organizations. • Less work for department directors (fewer involved in program). • Higher ROI for businesses that allow employees to attend.	September each year)
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4. RECOMMENDATION

NA

5. FUNDING SOURCE

Funding for the program is minimal with a few thousand dollars allocated each year in the general fund to provide lunch and binders for participants. Other funding sources this year include in-kind and cash donations from sponsors and partners.

6. TIMELINE

The 2026 class will kick off on January 21. The final class will be on September 16.

7. OTHER OPTIONS

Provide additional funding to eliminate need for sponsors.

Reduce the class to 6 full days.

Reduce the class to 9 half-days.

Add additional city operations back to programming.

Return program back to 2025 design.

8. ATTACHMENTS

1. LEAD Taylor Council Update Slides



Leading | Exploring | Advancing | Developing



2026 REIMAGINED PROGRAM

Daniel Seguin



REFLECTION

Where have we been?

6 Classes, Half-Days

14 Department PowerPoint Presentations

4 Partner Presentations: ISD, EDC, Chamber, Constable

5 Tours: Fire Station 1, Police, Animal Shelter, Main Street, Moody



REFLECTION

Where have we been?

~~Leading | Exploring | Advancing | Developing~~



REIMAGINED

Where are we going?

VISION

Our vision is that LEAD Taylor Alumni become primary instruments in the development of a vibrant, prosperous, and welcoming community.

MISSION

Our Mission is to equip leaders to usher in the future of Taylor.



REIMAGINED

Where are we going?

9 Classes, Full-Days

Leadership Development Training

Tours and hands-on workshops

Deep-Dive into 10 aspects of our community: **Local Government, Education, Industry, Economy, Nonprofit, Healthcare, Quality of Life, History, Public Safety, and State Government.**

Employer Buy-In/Sponsorship

Community Service



FUNDING

How are we getting there?



St David's
FOUNDATION

DURCON
A WILSONART COMPANY

HOME **2**
SUITES BY HILTON



THE FUTURE

What is next?

Mobilize Alumni

- City Ambassadors
- Alumni Networking Events
- Recurring Programming for Alumni
- Class Alumni Steering Committee
- Community Service Projects
- Boards/Commissions Recruitment
- LEAD Alumni Tables at State of the City, County, and Economy

