

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
January 8, 2026, 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:

Council Member Greg Redden
Council Member Shelli Cobb
Council Member Heather Long
Mayor Dwayne Ariola

Brian LaBorde, City Manager
Mark Schroeder, City Attorney
Lucy Aldrich, City Clerk

Absent: Mayor Pro-Tem Kelly Cmerek

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

- Dr. Martin Luther King, Jr. Day proclamation
Mayor Ariola read the proclamation and presented it to the members of the Greater Taylor Area Reverend Dr. Martin Luther King, Jr., Celebration and March Committee.

CITIZENS COMMUNICATION

Pam Griffin – spoke about lack of communication from the City.

Harry Schroeder – spoke about concerns related to the proposed Kent Court Development.

Mayor Ariola pulled Item #5 from the Consent Agenda for separate consideration.

CONSENT AGENDA

1. **Consider approval of the minutes from the December 11, 2025, regularly scheduled City Council meeting.**
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.**
3. **Consider approval of an Interlocal Agreement for Countywide hazardous materials response.**
4. **Consider ratifying the City Manager's appointment of Victor Gonzalez to the Civil Service Commission.**
5. **Consider ratifying an emergency expenditure to RUTS Construction, LLC for repairs to a damaged waterline. (ITEM #5 CONSIDERED SEPARATELY)**
6. **Consider approval of HDR Task Order 47 Amendment 1 for Local Flood Reduction Projects.**

Motion was made by Councilman Redden to approve consent agenda items 1-4, and 6 as presented. Motion was seconded by Councilwoman Long. Motion carried unanimously.

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

Public Works Director, Jim Gray, was available to answer questions and provide additional information to include the estimated timeline for repairs to start and be completed.

Motion was made by Councilman Redden to approve Item 5 for the repairs and costs as presented. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

PUBLIC HEARINGS / ORDINANCES

***Items 7 and 8 were introduced separately but were presented together. Public Hearings were held on both items and individuals were permitted to speak on one or both items during each Public Hearing.*

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.

Assistant Development Services Director, Courtney Peres – 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). 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.

Applicant representatives Bill Guthrey and David Fisk presented details regarding the proposed project associated with the voluntary annexation.

Mayor Ariola opened the public hearing at 6:53 p.m.

The following individuals spoke during the public hearing:

Amber Rae Martinez, Sarah Winters, Terra Anders, Fletcher Berndt, Pam Griffin, Lisa Drummond, Carrie D'Anna (Polly Randle donated her time to Ms. D'Anna), Eliot Lawrence, Sandra Wolff, Ms. Garza, and Alexandria Gary.

The public hearing was closed at 7:26 p.m.

The City Attorney read the caption of the ordinance.

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.

The ordinance was introduced. No action was taken.

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.**

Assistant Development Services Director, Courtney Peres – 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 to develop the site with a data center. 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. On November 12, 2025, the Planning and Zoning Commission held a public hearing. After the public hearing concluded, the Commission voted to recommend disapproval. The motion failed (2-3).

Applicant representatives Bill Guthrey and David Fisk presented details regarding the proposed project for the Employment Center Plan.

Mayor Ariola opened the public hearing at 7:42 p.m.

The following individuals spoke during the public hearing:

Lisa Drummond, Carrie D'Anna, Sandra Wolff, Christina Lewis, Pam Griffin, Sara Winters, and Amber Rae Martinez.

Mayor Ariola closed the public hearing at 7:54 p.m.

The City Attorney read the caption of the ordinance.

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.

The ordinance was introduced. No action was taken.

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.**

Assistant Director of Development Services, Courtney Peres – 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 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. On December 9, 2025, the Planning and Zoning Commission voted (8-0) to recommend approval of the request.

Mayor Ariola opened the public hearing at 7:59 p.m.

The applicant did not speak but was available for questions.

With no one speaking, Mayor Ariola closed the public hearing at 8:00 p.m.

The City Attorney read the caption of the ordinance.

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.

The ordinance was introduced. No action was taken.

10. **Introduce Ordinance 2026-06, Strength of Force, number of positions in the Fire Department.**

Managing Director of Administrative Services, LaShon Gros – the ordinance is to increase the number of positions in the fire department. 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. The Civil Service Commission approved the Battalion Chief classification during the meeting held on December 11, 2025. Fire Chief Baum provided a supplemental presentation that provided additional information on an alternative use of the funds that include adding three firefighters.

City Council tabled the item and directed staff to review funding for three firefighter positions and return the matter to Council for consideration.

Mayor Ariola called for a short recess at 8:26 p.m. and reconvened the meeting at 8:30 p.m.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

11. Receive an Annual Report from the Taylor Housing Authority (THA).

Shea Goltzman, Taylor Housing Authority Executive Director, provided a report on the Housing Authority.

This item was presented for information only. No Council action was taken.

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, HDR – 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. 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. 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.

Motion was made by Councilman Redden to approve License Agreement 2026-01 as presented. Motion was seconded by Councilwoman Long. Motion carried unanimously.

13. Receive an update on the Taylor on Foot program.

Communications Director Daniel Seguin – presented an update on the Taylor on Foot program.

This item was presented for information only. No Council action was taken.

14. Receive an update on the LEAD Taylor program.

Communications Director Daniel Seguin – presented an update on the LEAD Taylor program.

This item was presented for information only. No Council action was taken.

EXECUTIVE SESSION

Mayor Ariola read the executive session item and adjourned into closed session at 9:16 p.m.

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.

Mayor Pro-Tem Cmerek joined executive session via video conference. Mayor Ariola reconvened into open session at 10:49 p.m. No action was taken.

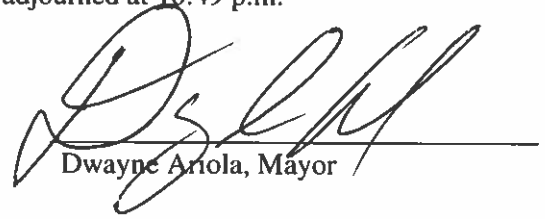
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ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 10:49 p.m.


Dwayne Ariola, Mayor

ATTEST:


Lucy Aldrich, City Clerk

