

MINUTES

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING February 10, 2026, at 6:00 P.M.

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574

PRESENT

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

ABSENT

STAFF PRESENT

Martin Griggs - Director
Joseph Ducay, Planning Manager
Preston Gunn, Planner
Parker McDowell, Consultant Senior
Planner

I. CALL TO ORDER AND DECLARE A QUORUM

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

II. CITIZENS COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting Agenda. Registration forms are available at the sign in table.)

- *No citizens were present for Citizens Communication*

III. CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. The Chair or a Commissioner may pull any item from the Consent Agenda to discuss and act upon it individually as part of the Regular Agenda.)

- Review and approve minutes from the meeting held on January 13, 2026.
- *Annette Maruska made a motion to Approve the minutes as presented. Jim Newman seconded the motion. Motion passed (8-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

V. PUBLIC HEARINGS


1. **PZ 2025-2635** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2: Rural to P2C: Rural Commercial for property generally located at 600 Potomac St, legally described as Washington Heights, Part of Block 52 and part of Block 58, consisting of approximately 2.5 acres of land, more particularly described by Williamson Central Appraisal District Parcel R018516, Taylor, Williamson County, Texas.
 - *Planning Manager, Joseph Ducay introduced the case and provided staff's recommendation.*
 - *Amanda Brown, HD Brown Consulting, spoke as applicant for the project.*
 - *Chair Everhart closed the public hearing at 6:08 P.M*
 - *Jim Newman motioned to Approve the request. Barbara Aviles-Toresberg seconded the motion. Motion passed (8-0)*
2. **PZ 2025-2636** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow 326 multifamily residential dwellings generally located at 505 Carlos G Parker Blvd SW, legally described as approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas.
 - *Planning Manager, Joseph Ducay introduced the case and provided staff's recommendation.*
 - *Applicant Cliff Kendall of WGI presented the project.*
 - *Donna Frazier motioned to Approve the request. Nora Roy seconded the motion. Motion passed (8-0)*
3. **PZ 2025-2637** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P4:Mix to P3M:Manufactured Housing for property generally located at 1025 Scott Street, legally described as approximately 0.15 acres of land situated in the P. Coursey Survey, Abstract 131, Block 317, Tract 12, more particularly described by Williamson Central Appraisal District Parcel R018962, Taylor, Williamson County, Texas.
 - *Planning Manager, Joseph Ducay introduced the case and provided staff's recommendation.*
 - *Applicant Maria Salud Tierrablanca was present to speak. (Translated by Damaris from the permit team)*

- *There was discussion by P&Z about the vehicles on the property, the intention for development of a single-lot single manufactured home, and if the intent was to run a business from the site. Applicant stated that no business would be conducted from the site.*
 - *An amendment was proposed by Maruska to require the vehicles to be removed from the property prior to the installation of the manufactured home.*
 - *The Director discussed that the amendment was nearing contract zoning and that the vehicles would be removed as a part of the development of the property in order to allow space for the dwelling to be placed and that further code enforcement would be applied to the area and not just to this single lot.*
 - *Barbara Aviles-Toresberg motioned to Approve the request. Gonzales seconded the motion. Motion passed (8-0)with no amendment*
4. **PZ 2025-2606** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Oncor Muscovy Switch, generally located at Hwy 79, legally described as approximately 51.19 acres of land in the J C Eaves Survey, Abstract No. 213, more particularly described by the Williamson Central Appraisal District Parcels R565218, Taylor, Williamson County, Texas.
- *Planning Manager, Joseph Ducay introduced the case and provided staff's recommendation.*
 - *Ashton Miller, Oncor, spoke as applicant for the project*
 - *Rob Myers, Kimley-Horn, spoke as the engineer on the project.*
 - *Motion by Jim Buzan second by Joe Gonzales approved 7-0-1, Donna Frazier recused.*

VI. DISCUSSION ITEMS

5. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
- *Director, Martin Griggs introduced himself and had no updates to share at this time.*
6. Quorum call for planning and zoning commission meeting for March 10, 2026 meeting

VII. ADJOURN Meeting was adjourned at 7:06 PM

Approved by Chair:	
	Amy Everhart, Chair
Date:	3/10/26
Attest by City Staff:	
	City Staff -
Date:	3/12/26

DRAFT