

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
February 26, 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:

Mayor Pro Tem Kelly Cmerek
Council Member Greg Redden
Council Member Shelli Cobb
Council Member Heather Long
Mayor Dwayne Ariola

Brian LaBorde, City Manager
Tyler Bybee, Interim Assistant City Manager
Mark Schroeder, City Attorney
Lucy Aldrich, City Clerk

INVOCATION

PLEDGE OF ALLEGIANCE

Mayor Ariola recognized the internal management promotions of Tyler Bybee to Interim Assistant City Manager, Daniel Seguin to Interim Executive Director of Community Services, Betsy Schultz to Interim Parks and Recreation Director, and Jerrod Kingery to Communications Manager.

Mayor Ariola also read the obituary of Mr. John Nelson, recognizing his contributions to the community.

CITIZENS COMMUNICATION

Maria Newman expressed appreciation for the Mayor's recognition of Mr. Nelson and offered remarks in his memory.

DeeDee Yelverton spoke about Oncor Poles.

CONSENT AGENDA

1. **Consider approval of the minutes from the February 12, 2026, regularly scheduled City Council meeting.**
2. **Consider authorizing the City Manager to enter into a Joint Election Agreement and Contract for Election Services with the Williamson County Elections Division for the May 2, 2026, General Election.**
3. **Consider approval of Resolution R26-06 nominating Compal USA Technology Inc. for the Texas Enterprise Zone Program.**
4. **Consider approval of a Possession and Use Agreement between the City of Taylor, Texas and Vickie and Dwight Schmidt for the possession and use of approximately 0.4451 acres of real property, together with temporary construction easements totaling approximately 0.5372 acres, located in the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, and authorizing the City Manager to execute the agreement and related documents.**
5. **Consider approval of Amendment No. 1 to Task Order No. 41 with HDR Engineering for permit expediting services.**
6. **Consider approval of Amendment No. 4 to Task Order No. 23 with HDR Engineering for development review and inspection services related to the Samsung project.**
7. **Consider approval of Amendment No. 1 to Task Order No. 42 with HDR Engineering, Inc. for development permit review and code compliance inspection services related to the development of the Samsung "Fab 2" project.**

8. **Consider approval of Amendment No. 3 to Task Order No. 29 with HDR Engineering for development review and inspection services related to third-party facilities associated with the Samsung project.**

Motion was made by Councilman Redden to approve the Consent Agenda as presented. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

PUBLIC HEARINGS / ORDINANCES

9. **Hold a public hearing and introduce Ordinance 2026-10, 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.**

Director of Development Services, Martin Griggs – the applicant has requested this Place Type Amendment to P2C: Commercial, to allow the development of a convenience store with fuel sales (gas station). The subject property is currently zoned P2: Rural. The proposed request is consistent with the surrounding Place Types and is consistent with the Future Land Use and Growth Sector from the Comprehensive Plan. Three notices were sent to adjacent property owners within 200 feet of the subject property; staff received no responses in opposition, and one (1) response was received for approval. On February 10, 2026, Planning and Zoning Commission held a public hearing and voted (8-0) to recommend approval.

Mayor Ariola opened the public hearing at 6:16 p.m.

Applicant Amanda Brown was available to answer questions and provide additional information.

Mayor Ariola closed the public hearing at 6:17 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-10

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY LOCATED AT 600 POTOMAC STREET FROM P2 – RURAL TO P2C – 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. **Hold a public hearing and introduce Ordinance 2026-11, a Special Use Permit to allow 326 multifamily residential dwellings for a Planned Development referred to as Gateway, 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.**

Director of Development Services, Martin Griggs – the applicant is requesting a Special Use Permit for 326 multifamily residential dwellings units. The existing Place Type is P5: Urban Center with Planned Development Overlay. This Special Use Permit is required as the applicant is requesting to increase the number of multi-family Units for the Gateway Square Neighborhood Plan from 256 to 326, adding 70 units. The request is consistent with the Comprehensive Plan. The proposed SUP would allow uses that are consistent with the future land use. Seven (7) notices were sent to adjacent property owners within 200 feet of the subject property; staff

received no responses in support nor opposition. On February 10, 2026, Planning and Zoning Commission voted (8-0) to recommend approval.

Mayor Ariola opened the public hearing at 6:28 p.m.
Applicant Marco Sanchez was available to answer questions and provide additional information.
Mayor Ariola closed the public hearing at 6:29 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-11

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR 326 MULTIFAMILY RESIDENTIAL DWELLINGS GENERALLY LOCATED AT 505 SW CARLOS G PARKER BLVD, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL DISTRICT PARCEL'S R019657, R020063 AND R331030, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

The ordinance was introduced. No action was taken.

11. **Hold a public hearing and introduce Ordinance 2026-12, 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.** Director of Development Services, Martin Griggs – the applicant is requesting the Place Type Amendment to P3M: Manufactured Housing, to allow for a manufactured home use. The proposed request is not consistent with the surrounding Place Types but is consistent with the Future Land Use and Growth Sector from the Comprehensive Plan. Seventeen (17) notices were sent to adjacent property owners within 200 feet of the subject property; staff received no responses in support or opposition. On February 10, 2026, Planning and Zoning Commission voted (8-0) to recommend approval.

Mayor Ariola opened the public hearing at 6:36 p.m. With no one speaking, the public hearing was closed at 6:37 p.m.

Prior to the City Attorney reading the caption, citizen Essie Bass was invited to the podium to express concerns about cars being stacked up on properties.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-12

AN ORDINANCE CHANGING THE PLACE TYPE ZONING OF PROPERTY LOCATED AT 1025 SCOTT STREET FROM P4 – MIX TO P3M – MANUFACTURED HOUSING, 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.

12. **Hold a public hearing and introduce Ordinance 2026-13, 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.

Director of Development Services, Martin Griggs – the applicant, Kimley-Horn, and the property owner, Oncor Electric Delivery, is requesting a Employment center Plan to develop a switch station on a 51.9-acre site located on the north side of US 79, approximately 2700 feet east of FM3349. The Plan is consistent with the Comprehensive Plan. The proposed plan would allow uses that are consistent with the future land use. Six (6) notices were sent to adjacent property owners within 200 feet of the subject property; staff received no responses in support or opposition. On February 10, 2026, Planning and Zoning Commission voted (7-0-1) to recommend approval.

Mayor Ariola opened the public hearing at 6:47 p.m.

Carrie D’Anna spoke.

Ashton Miller and Cory Miksch with Oncor were both available to answer questions and provide additional information.

Mayor Ariola closed the public hearing at 6:55 p.m.

During discussions, City Council requested that staff look into setting a condition in the ordinance that includes the construction of a masonry fence around the subject property.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-13

AN ORDINANCE APPROVING A EMPLOYMENT CENTER PLAN REFERRED TO AS ONCOR MUSCOVY SWITCH STATION, CONSISTING OF 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; 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.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

13. Receive the Annual Comprehensive Financial Report for Fiscal Year 2025.

Robert Powers, Chief Financial Officer, introduced Mike Brooks with Brooks Watson & Co., who gave a brief presentation on the Annual Comprehensive Finance report.

Motion was made by Mayor Pro Tem Cmerek to receive the Annual Comprehensive Finance report as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

14. Discussion, consideration, and possible action on 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.

Director of Development Services, Martin Griggs, presented the item. City Council held a public hearing and introduced this ordinance at its December 11, 2025, meeting. Council raised questions and directed staff to look into short term rentals throughout the City. Planning and Zoning Commission voted 4-1 to recommend disapproval of the request.

Motion was made by Councilwoman Long to approve Ordinance 2026-02 as presented. Without a second, the motion failed. Council directed staff to bring this SUP back to Council when the Short-Term Rental Ordinance comes to Council for consideration.

15. Receive an update on field services and Local Drainage Project Updates.

Jacob Walker with HDR, providing City Engineering services - the purpose of this item is to present an update on field services that are occurring at future project sites and an update on the Local Drainage Projects.

Motion was made by Mayor Pro Tem Cmerek to receive the update as presented. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

EXECUTIVE SESSION

Mayor Ariola read the executive session item and adjourned into closed session at 7:55 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; and Section 551.087 of the Texas Government Code, to consider economic development negotiations regarding:

1. Project Comal
2. Project Red

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 regarding:

1. Wastewater Treatment Plant Capacity and Discharge Permit
2. Robert Marek, et.al. v. City of Taylor, et. al., Cause No. 24-0447-C425
3. Kristopher Kibodeaux and Jamie Kibodeaux v. City of Taylor et. al., Cause No. 24-1746-C425

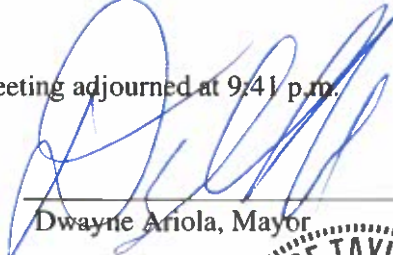
EXECUTIVE SESSION III. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code, to consult with City Attorney; and Section 551.074 of the Texas Government Code, personnel matters, regarding:

1. Update and deliberate the Police Chief recruitment and selection process

Mayor Ariola reconvened into open session at 9:40 p.m. No action was taken.


ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 9:41 p.m.



Dwayne Ariola, Mayor

ATTEST:



Lucy Aldrich, City Clerk

