

MINUTES

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

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

PRESENT

Amy Everhart
Nora Roy
Jim Newman
Annette Maruska
Joseph Gonzales
Craig Eulenfeld
Rick Selin

ABSENT

Barbara Aviles-Torsberg
Jim Buzan

STAFF PRESENT

Martin Griggs - Director
Joseph Ducay, Planning Manager
Preston Gunn, 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.)

1. Review and approve minutes from the meeting held on February 10, 2026.
 - *Annette Maruska made a motion to Approve the minutes as presented. Nora Roy seconded the motion. Motion passed (7-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

2. PZ-2026-2664 – Consider Disapproval of the Taylor Commons Preliminary Plat, generally located at 709 NW Carlos G. Parker Boulevard, legally described as approximately 8.607

acres of land in the William J Baker Survey, Abstract No. 65, and Stellata Business, Block 1, lot 1, more particularly described by the Williamson Central Appraisal District Parcels R319187, R508207 and R622658, Taylor, Williamson County, Texas.

- *Planning Manager, Joseph Ducay, presented a brief presentation introducing the Preliminary Plat and provided staff's recommendation.*
- *Annette Maruska motioned to Disapprove the Preliminary Plat as presented. Nora Roy seconded the motion. Motion passed (7-0).*

3. PZ 2026-2667 – Consider Disapproval of the Murphy St Final Plat, consisting of approximately 1.333 acres of land, generally located on Murphy Street North of E 4th Street and South of E 6th Street, more particularly described by the Williamson Central Appraisal District Parcels R015241, R015233, R015232, R015231, R015230, R652345, R015258, R015266, Lots 1-5 Block 52, Lot 5 Block 53, Lot 6 and Part of Lot 1, Block 56 and part of Lot 2, Block 57, Taylor, Williamson County, Texas

- *Planning Manager, Joseph Ducay, presented a brief presentation introducing the Final Plat and provided staff's recommendation.*
- *Annette Maruska motioned to Disapprove the Final Plat as presented. Nora Roy seconded the motion. Motion passed (7-0).*

4. PZ-2025-2622 – Consider Disapproval of the Castlewood Phases 2&3 Subdivision Replat Block 9, Lots 1R, 2, 3, and 5, generally located at FM 973 and W Wesley Miller Lane and Streamwood Trail, consisting of 4.5156 acres of land in the Castlewood Phase 2 & 3, Block 9, Lot 1, more particularly described by Williamson Central Appraisal District Parcel R630334, Taylor, Williamson County, Texas.

- *Planning Manager, Joseph Ducay, presented a brief presentation introducing the Replat and provided staff's recommendation.*
- *Annette Maruska motioned to Disapprove the Replat as presented. Nora Roy seconded the motion. Motion passed (7-0).*

V. PUBLIC HEARINGS

5. **PZ-2026-2672** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow for multi-family, generally located at 1019 & 1021 W 3rd St, legally described as approximately 0.43 acres of land in the Doak Addition, Block 18, Lots 5, 6 & 7, more particularly described by the Williamson Central Appraisal District Parcels R016440 and R016439, Taylor, Williamson County, Texas

- *Planning Manager, Joseph Ducay, presented a brief presentation introducing the Replat and provided staff's recommendation.*
- *Public hearing opened at 6:23pm*
- *David Williams, Citizen of Taylor and local resident - Spoke about concerns the development might have with sidewalks & utilities, Joseph Ducay had covered this within the presentation. Mr Williams also spoke of concerns regarding parking for 21 units.*
- *Sunshine Kapus – Sunrise Development Group LLC – spoke regarding the project and to discuss parking concerns.*
- *Chair Everhart closed the public hearing at 6:31 P.M*
- *Annette Maruska suggested that the plans for the apartments should be revised.*
- *Craig Eulenfeld suggested that a less dense product should be presented.*
- *Annette Maruska motioned to Disapprove the request. Rick Selin seconded the motion. Motion passed (6-1) Opposed by Joseph Gonzales*

6. PZ-2025-2555 Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Trenton Village, generally located at 3701 CR 367, legally described as approximately 39.34 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcels R018637 Taylor, Williamson County, Texas.


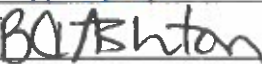
- *Public hearing opened at 6:48pm*
- *Planning Manager, Joseph Ducay, presented a brief presentation introducing the Replat and provided staff's recommendation.*
- *Tyler Turner – Citizen of Taylor and local resident – spoke regarding P5 zoning laws. And the demands on electricity and utilities.*
- *Michael Aplin – Citizen of Taylor and local resident – spoke regarding the density of this development and how he feels this is inconsistent with the surrounding area. He also spoke regarding the parking.*
- *Bonnie Kaderka – Citizen of Taylor and local resident – spoke regarding the cost of the homes. Concerns regarding potential future flooding. Spoke regarding the size of homes and size of the garage and parking spaces. Spoke regarding planting trees and the effect on the foundations of the homes.*
- *Mark Lawrence – Citizen of Taylor and local resident – spoke against the development. Spoke regarding the high cost of the homes.*
- *Kathleen Lawrence – Citizen of Taylor and local resident – spoke regarding the traffic concerns and parking.*

- *JoJo Heselmeyer – Citizen of Taylor and local resident – spoke of the business impact on the existing homes and bright 24 hour signage that does not fit in the current tranquil neighborhood that they have. Spoke regarding the trash hauling and foul smell that will bring. Increased traffic concerns in the neighborhood.*
- *Oscar Herrera – Herrera Civil Engineering PLLC - applicant – spoke on the neighborhood plan. He discussed that a Utility and Traffic impact analysis will be performed later in the process. He answered questions from the commissioners regarding the project.*
- *A representative from Trivik Builders spoke regarding the project and answered questions.*
- *Chair Everhart closed the public hearing at 7:50 P.M*
- *Rick Selin motioned to Disapprove the request. Annette Maruska seconded the motion. Motion failed with a vote of (3-4) Chair Everhart, Nora Roy, Jim Newman and Joseph Gonzales voting No.*

VI. DISCUSSION ITEMS

7. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
 - *Director of Development Services, Martin Griggs, gave an update on past agenda items.*
8. Discuss updates on the Vacant Building Ordinance
 - *Downtown Director, Niecy Baum, discussed updates on the Vacant Building Ordinance and answered questions from the Commissioners.*
9. Quorum call for planning and zoning commission meeting for the April 14 2026 meeting

10. ADJOURN Meeting was adjourned at 8:10 PM

Approved by Chair:	
	Amy Everhart, Chair
Date:	4/14/26
Attest by City Staff:	
	City Staff -
Date:	4.15.26