



AGENDA
CITY OF TAYLOR, TEXAS
SPECIAL CALLED CITY COUNCIL
WORKSHOP MEETING
TAYLOR LIBRARY, MEETING ROOM, 801 VANCE STREET
APRIL 27, 2026, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

AGENDA ITEM

1. Presentation and discussion of the Comprehensive Plan and Land Development Code diagnostic workshop including housing study prepared by Freese & Nichols, including possible direction to staff and consultants regarding findings and next steps. *Martin Griggs*

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 April 21, 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 Taylor Public Library 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: April 21, 2026



City Council Meeting April 27, 2026 Transmittal Letter

STRATEGIC PILLAR

Quality of Life
Economic Vitality

Agenda Item Number: 1.

Agenda Title: **Presentation and discussion of the Comprehensive Plan and Land Development Code diagnostic workshop including housing study prepared by Freese & Nichols, including possible direction to staff and consultants regarding findings and next steps.**

Council Action to be Taken: No action.

Department Submitted: Development Services

Staff Contact: Martin Griggs, Director of Development Services

1. PURPOSE / DESCRIPTION

The purpose of this item is to receive a presentation from Freese & Nichols regarding Phase 1A of the Comprehensive Plan and Land Development Code diagnostic along with a discussion on the housing study. Staff will then seek direction from the City Council on the next steps for implementation of the diagnostic information and public input.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Findings from the community survey, housing study, and diagnostic reviews consistently point to several shared issues shaping growth and development in Taylor.

Infrastructure and growth pressure: Residents identified infrastructure as a top concern, while the diagnostics highlight the importance of aligning development patterns with available infrastructure capacity. As growth continues, ensuring infrastructure investments align with development patterns will be critical to maintaining service levels and quality of life.

Housing supply and affordability: Although housing prices are falling overall, the housing study indicates increasing demand and a limited range of housing options in the existing and planned housing stock. Survey responses reflect concerns about housing affordability and availability. Expanding the range of housing options could help address growing demand while supporting workforce housing needs.

Development process and predictability: Stakeholder feedback and the code diagnostic both indicate that regulatory complexity and discretionary approvals can create uncertainty for

development. Clarifying development standards and streamlining regulatory processes could improve predictability, efficiency, and consistency while maintaining appropriate oversight. **Community character and quality of life:** Survey responses emphasize the importance of preserving Taylor’s character while accommodating growth. Residents consistently highlighted the value of established neighborhoods, historic areas, and community amenities that contribute to Taylor’s identity and quality of life. These findings present a consistent picture of the challenges and opportunities the City faces as it manages growth.

| 3. PROS and CONS | |
|-------------------------|-------------|
| <u>PROS</u> | <u>CONS</u> |
| • N/A | • N/A |

4. RECOMMENDATION

N/A

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. Comprehensive Plan and Code Assessment Executive Summary
2. Comprehensive Plan Diagnostic
3. Land Development Code Diagnostic
4. Housing Analysis
5. Presentation

City of Taylor

Executive Summary | 2026 Phase 1 Comprehensive Plan and Development Code Analysis and Update

Draft Date: April 2, 2026



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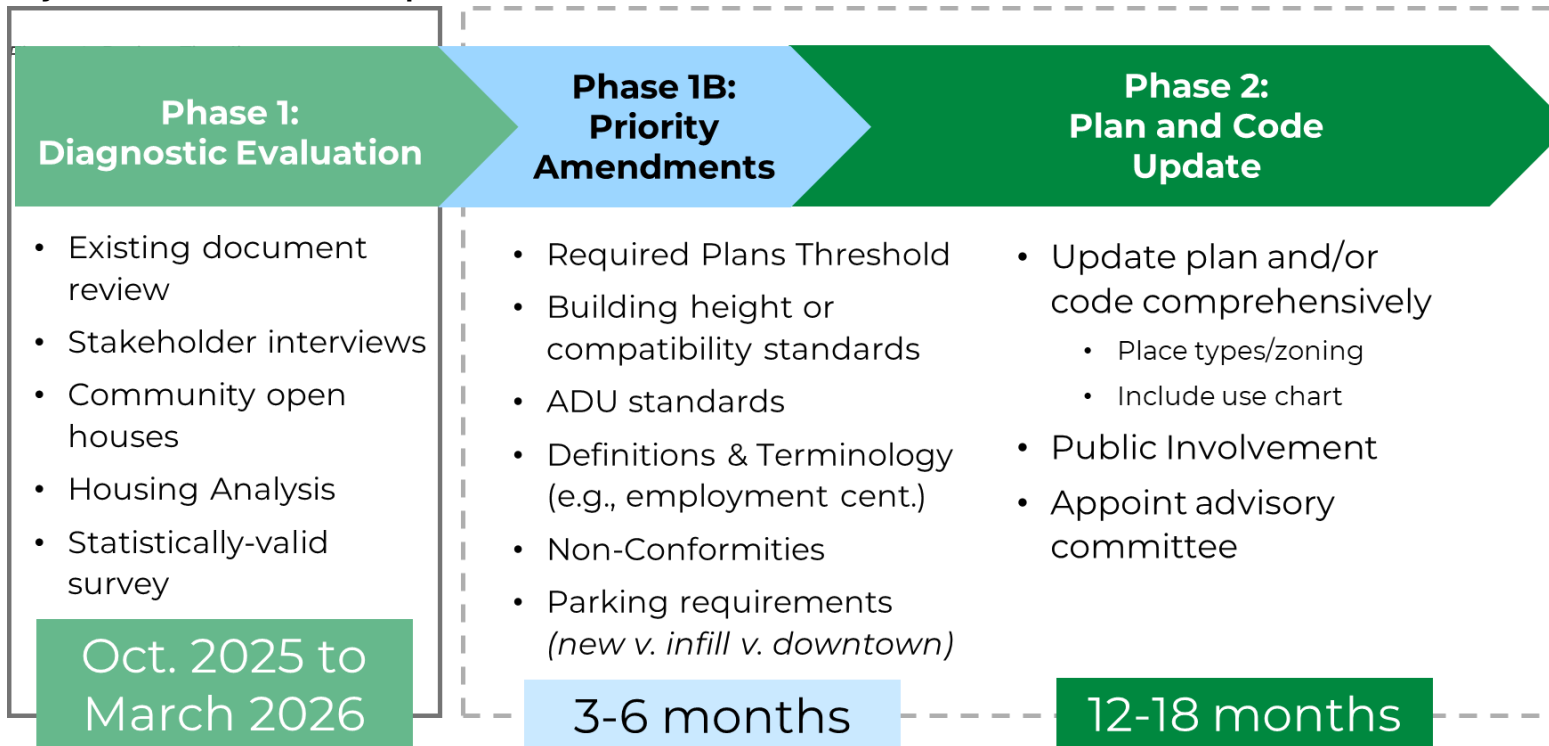
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Purpose of This Memo

This memo summarizes the findings from four supporting analyses aimed at understanding current conditions, community priorities, and development trends in Taylor. These analyses include:

- 2026 *Envision Taylor* Diagnostic Report
- 2026 Taylor Development Code Diagnostic Report
- 2026 Taylor Housing Market Assessment
- 2025 Taylor Community Survey

These analyses and reports provide a clear understanding of community priorities, housing conditions, development trends, and the regulatory framework guiding growth in Taylor. They highlight key issues shaping future development and identify priority actions to address current challenges while supporting long-term growth.

Taylor sits an important juncture in its growth and development arc. Although Taylor has grown more slowly in recent history than the Austin MSA overall, it is projected to double its population when all planned or under construction housing developments are built and nearly double its employment based solely on planned jobs that have been publicly-announced, many of which are related to or driven by the Taylor semiconductor fabrication campus (see Table 1). In addition to the growth in residents and workers, the components of population growth will come predominantly from multi-family development, a reversal of Taylor’s existing and historic development patterns which have been primarily single-family residential.

The findings on the following pages reveal the sentiments of Taylor residents and stakeholders about managing future growth across various issues and concerns and inform strategies for addressing those concerns through policy and regulation.

Table 1: Existing and Planned Housing Units and Employment in Taylor

| HOUSING AND POPULATION | Multi-Family | Single-Family | Population |
|---------------------------------|---------------|---------------|----------------|
| Existing Housing Units | 1,021 | 5,974 | 16,657 |
| Planned Housing Units | 4,920 | 3,362 | +18,581 |
| TOTAL Existing + Planned | 5,941 | 9,336 | 35,238 |
| EMPLOYMENT | Existing Jobs | Planned Jobs | Change |
| City of Taylor | 5,982 | 2,770 | 46.3% |

Key Feedback and Analysis Themes



- Safety:** The ability to comfortably and securely live and get around in Taylor.
- Stability:** The ability to predictably manage growth and change without severe impacts, scarcity or upheaval.
- Affordability:** The ability to obtain housing that aligns with an occupant’s income levels.
- Character:** The ability of Taylor to preserve or adapt its unique qualities.

Key Findings Across the Analyses

Findings from the community survey, housing study, and diagnostic reviews consistently point to several shared issues shaping growth and development in Taylor.

- Infrastructure and growth pressure: Residents identified infrastructure as a top concern, while the diagnostics highlight the importance of aligning development patterns with available infrastructure capacity. As growth continues, ensuring infrastructure investments align with development patterns will be critical to maintaining service levels and quality of life.
- Housing supply and affordability: Although housing prices are falling overall, the housing study indicates increasing demand and a limited range of housing options in the existing and planned housing stock. Survey responses reflect concerns about housing

affordability and availability. Expanding the range of housing options could help address growing demand while supporting workforce housing needs.

- Development process and predictability: Stakeholder feedback and the code diagnostic both indicate that regulatory complexity and discretionary approvals can create uncertainty for development. Clarifying development standards and streamlining regulatory processes could improve predictability, efficiency, and consistency while maintaining appropriate oversight.
- Community character and quality of life: Survey responses emphasize the importance of preserving Taylor’s character while accommodating growth. Residents consistently highlighted the value of established neighborhoods, historic areas, and community amenities that contribute to Taylor’s identity and quality of life.

These findings present a consistent picture of the challenges and opportunities the City faces as it manages growth.

| Key Issue | Evidence Across Analyses | Planning Gap | Direction |
|---|--|---|--|
| Infrastructure and growth pressure | Infrastructure is a top priority, with increasing demand for roads, drainage, and utilities | Development is not consistently aligned with infrastructure capacity | <i>Align land use and zoning with infrastructure capacity</i> |
| Housing supply and affordability | Housing demand is increasing, with limited diversity in housing types | Limited housing variety and barriers to additional housing types | <i>Expand housing options and support attainable and workforce housing</i> |
| Development process and predictability | Stakeholder feedback highlights unclear standards and inconsistent processes | Code complexity and overlapping processes create uncertainty | <i>Simplify regulations and clarify development standards</i> |
| Community character and compatibility | Survey emphasizes preserving neighborhood character and quality of life | Limited compatibility standards for infill and redevelopment | <i>Establish clear compatibility and design standards</i> |
| High-intensity uses and growth areas | Stakeholders raised concerns about data centers, transmission corridors, and large-scale development | Limited guidance for high-intensity uses and infrastructure-driven growth areas | <i>Establish standards and land use guidance for appropriate locations</i> |

Community Priorities and Local Perspectives

Findings from the Comprehensive Plan Diagnostic, Development Code Diagnostic, Housing Market Study, and Community Survey highlight consistent themes in how residents and stakeholders are experiencing growth in Taylor and what they see as priorities for the City.

Infrastructure and Traffic

- Nearly 4,000 workers in Taylor commute to work from outside the City. 80% of Taylor workers (over 6,000 total) commute outside of Taylor for work.
- Addressing traffic and congestion was identified as the top priority across the community survey and engagement efforts.
- Concern that roads, drainage, and water and wastewater infrastructure are not keeping pace with growth.



Conclusion: The Comprehensive Plan should be updated to align development and growth pressure with infrastructure capacity.

Housing Availability and Affordability

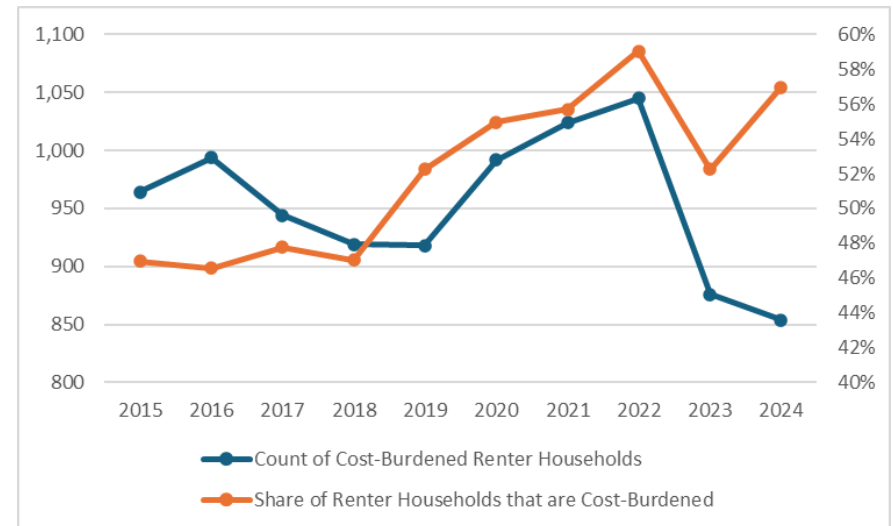
- The share of Taylor renting households that are cost burdened first topped 50% in 2019 and has trended upward since with a peak in 2022 of nearly 60%. The total number of cost-burdened renters has decreased on the whole over the past decade, with a sharp drop after a peak in 2022, suggesting that lower income and cost-



burdened households are leaving Taylor due to rent increases and a lack of affordable rental housing units.

- When asked, “Are you able to find housing you can afford?”, 70% of survey respondents said “no”. When asked to describe the kind of community they wanted Taylor to be in the future, nearly two-thirds of respondents (62%) selected “affordable”.

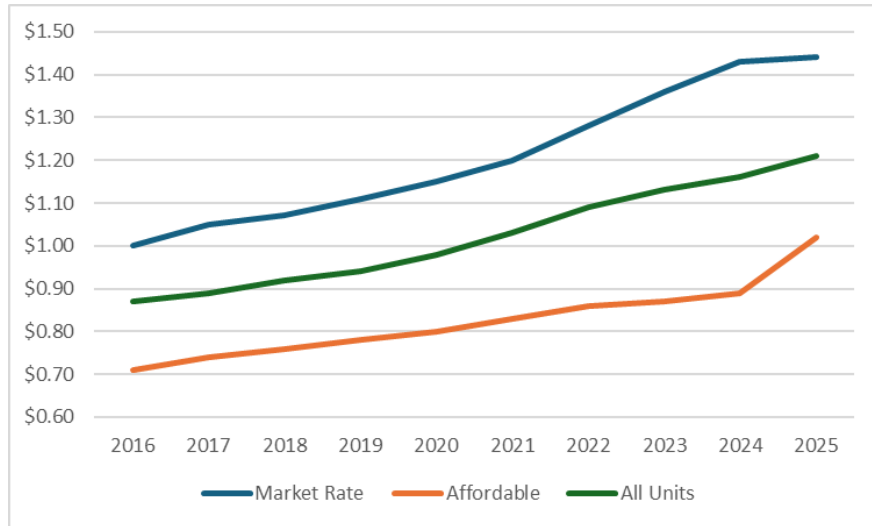
Figure 2: Cost-Burdened Rental Households in Taylor – 2015-2024



Source: U.S. Census Bureau, 2023 American Community Survey

- More than 800 additional units are needed in Taylor to address the supply shortage of affordable units (\$876 to \$1,250 per month) based on the number of existing cost-burdened households (those making between \$35,000 and \$49,999 annually).
- Over half of renters in Taylor pay between \$500 and \$1,000 per month, while Williamson County rents are more typically greater than \$1,000 per month. Reported average effective market rents in Taylor range from \$542/m, while in Williamson County, they range from \$1,575/mo.

Figure 3: Multifamily Rental Trend – Rent per SF – 2016-2025



Source: CoStar, CDS

- With a median household income in Taylor at \$71,665 and Williamson County overall at \$108,309, the County median income exceeded Taylor’s by \$36,644.
- In Taylor, an estimated 48.1% of renter households were cost-burdened in 2023. The rate of renter cost-burdens were similar in Williamson County at 46.1%.
- Unlike single family sales and rentals, multifamily rates have steadily increased over the past decade and in recent years. Prior to 2025, rental growth in market rate units was notably higher than it was for affordable classes of multifamily units.
- There are presently significantly fewer available units within target price ranges than there are housing cost-burdened households in Taylor. Over 200 households would need a unit renting for under \$500 a month to avoid being cost-burdened, but there are presently no such units available in Taylor.

- Out of the total housing stock in Taylor, 22.67% has been built since 1999, as compared to 62.2% of Williamson County’s housing stock. Furthermore, only 15.8% of the rental housing stock in Taylor is younger than 25 years of age.

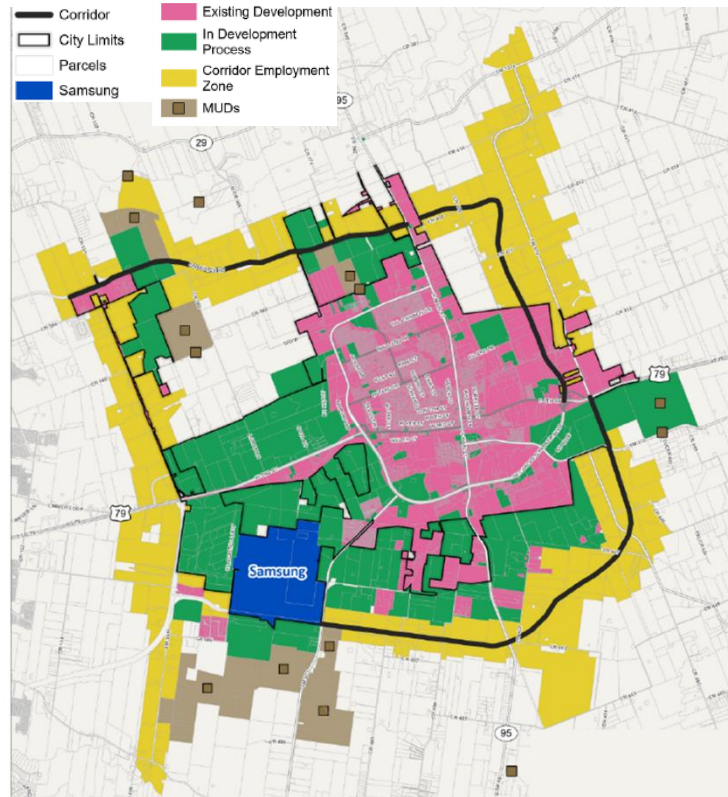
Conclusion: A need exists for more attainable and workforce housing options in both owner-occupied and rental as well as various housing types. Market-rate construction can help with affordability in general, but it cannot directly and fully serve those with the lowest incomes who and suffering from the deepest unaffordability.

Managing Growth and Development

- Nearly three-quarters (73%) of survey respondents indicated they were “dissatisfied/very dissatisfied” with the condition of public streets. When asked what items the City should invest more in, over two-thirds (68%) selected “improved infrastructure” and more than half (53%) stated that street condition should receive the most emphasis in the next five years from City leaders.
- Only 8% of survey respondents said that growth is well balanced between old and new areas.
- When asked to identify their greatest obstacle to homeownership, 38% of survey respondents indicated a homeowners association (HOA) would be their biggest obstacle, followed by 29% stating that light, traffic, or noise from nearby commercial or industrial businesses and 28% stating that zoning or building code restrictions that prohibit changes would be their biggest obstacle to purchasing a home. Other respondents also noted lack of property water, sewer, or electric/gas services and environmental hazards such as flood zones as presenting obstacles.



Figure 4: Existing and Planned Development in Taylor



- Residents generally support growth but want it to be planned and predictable, with over one-third of survey respondents indicating that continuing to invest in new development in Taylor is “extremely important” or “very important” to them. The top three most-requested new businesses or developments in Taylor were Restaurants, Coffee Shops, and Bakeries; Entertainment Options; and Grocery Stores/Pharmacies/Other Shops for Necessities.
- 45% of survey respondents said they wanted to see fewer Offices and Business Parks for Large Employers.

- Concerns were expressed about how and where development is occurring. Nearly two-thirds of survey respondents indicated that preservation of historic buildings is either “extremely important” or “very important” to them.

Conclusion: Managing future growth will require clearer standards and a more consistent development process.

Community Character and Quality of Life

- Taylor residents and stakeholders place a strong emphasis on preserving small-town character and established neighborhoods.
- When asked what kind of community Taylor should be in the future, 71% of survey respondents selected “Family Friendly” and 44% selected “Quiet and Residential.”
- Half of survey respondents (50%) said that Taylor is growing too quickly & losing its small town character, while only 12% indicated that Taylor is growing in a way that improves quality of life.
- Over two-thirds (67%) of survey respondents said that low crime is “extremely important” to them as a factor in choosing to live in Taylor, while half of the respondents rated “Small City Atmosphere” as their top factor in choosing to stay in Taylor.
- Nearly half (46%) of survey respondents said that quality of life in Taylor is “Getting Worse”, compared to 30% who said quality of life is “Staying the Same” and 24% who said it is “Getting Better.”
- Residents value parks, walkability, and community gathering spaces.



Conclusion: The community has expressed the importance of maintaining Taylor’s identity as growth continues.

Growth, Housing, and Development Trends

In addition to community perspectives, the housing study and plan diagnostic offer substantial information on the broader trends shaping development in Taylor.

1. Population and employment growth: Regional growth and job expansion are increasing demand for housing, infrastructure, and development activity.
2. Housing supply and demand: Demand is rising while the housing stock remains limited in diversity, with a need for a broader range of housing options. Sales of new homes as a percentage of overall sales increased nearly tenfold from 2022 to 2025 while average price fell almost 30% over the same span. However, supply of new attached homes and rental units remains low (around 20% of total inventory).
3. Development patterns and land use: Where and how development occurs is shaping infrastructure demand, transportation needs, and neighborhood character.

Planning and Regulatory Framework

1. Role of planning framework: The Comprehensive Plan and Development Code establish how and where growth occurs in Taylor, guiding land use decisions, development patterns, and overall community form.
2. Strengths of existing framework: Current policies and regulations provide a solid foundation for managing growth, including established land use guidance and development standards that support community goals.
3. Regulatory challenges: Complexity within the code, overlapping review processes, and reliance on discretionary approvals can create uncertainty and extend development timelines.

4. Alignment gaps: Coordination between planning policies, zoning regulations, and infrastructure planning is not always clear, which can lead to mismatches between growth patterns and available capacity.
5. Opportunities for improvement: Simplifying code provisions, clarifying development standards, and reducing discretionary processes can improve predictability while maintaining protections for neighborhoods and community character.

Key Directions and Next Steps

The survey, diagnostics, and housing analysis identify clear priorities for the City. These focus on improving regulatory clarity, expanding housing opportunities, and aligning development with infrastructure capacity.

Short-Term Actions (3-6 Months)

The City should implement targeted zoning and development code adjustments to improve clarity, predictability, and alignment with infrastructure planning. Priority actions include:

- Raise the required plan threshold to 20 acres.
- Develop standards for short-term rentals.
- Strengthen accessory dwelling unit (ADU) standards.
- Refine policies addressing non-conforming uses and structures.
- Establish height and compatibility standards for infill development in established residential areas.
- Establish standards for high-resource-intensive uses, including data centers, addressing appropriate locations and infrastructure demand.
- Establish policies, standards, and land use guidance for Employment Centers and other areas susceptible to high-intensity development, particularly undeveloped areas affected by major infrastructure outside the City's control, such as transmission corridors.

Long-Term Actions (12-18 Months)

The City should undertake a comprehensive update to the Comprehensive Plan and Development Code to better align development patterns with infrastructure capacity and community priorities. Key actions include:

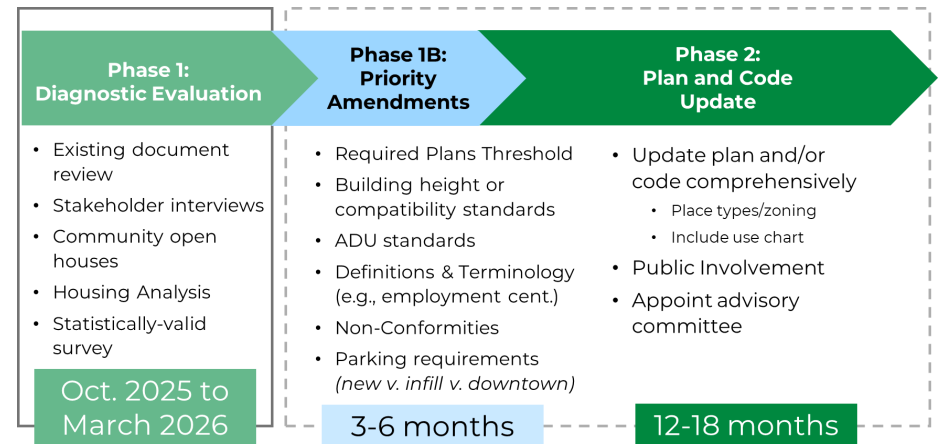
Development Code Updates

- Introduce a permitted use chart and updated use-specific standards.
- Clarify the place-type framework and zoning structure.
- Expand the range of development types to support housing supply and economic growth.
- Establish corridor-specific development standards.
- Update subdivision regulations to incorporate adequate public facility standards.
- Reduce overlap between zoning and subdivision review processes and limit discretionary approvals.

Comprehensive Plan Updates

- Align zoning intensity with infrastructure capacity.
- Recognize that neighborhoods developed at different times have different needs and challenges.
- Use key assets such as downtown, parks, and major corridors to guide future development patterns.
- Align the Future Land Use Map with infrastructure plans and anticipated growth areas.
- Update mobility policies and thoroughfare planning.
- Refine implementation priorities to align with capital investment and City resources.

These actions will help strengthen the City’s planning framework, improve regulatory clarity, and support sustainable growth while preserving the qualities that define Taylor’s character. Further details are provided in the Comprehensive Plan Diagnostic, Development Code Diagnostic, Housing Study, and Community Survey.



City of Taylor

Diagnostic Report | Envision Taylor Plan

Draft Date: April 2, 2026



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Introduction

The Diagnostic Report provides an initial evaluation of how well Taylor's existing Envision Taylor Plan aligns with current conditions, community priorities, and emerging needs in anticipation of a 5-year update. As the City continues to evolve, it is essential to understand where the current plan supports long-term goals and where refinements could offer clearer direction or stronger alignment with today's realities and opportunities.

The diagnostic phase brings together insights from a review of the Envision Taylor Plan, stakeholder and community input, demographic and development trends, and an evaluation of City planning and development processes. Collectively, these sources reveal the key opportunities and challenges that will shape Taylor's future.

This report identifies which elements of the current plan remain relevant, where additional clarity or updates may be needed, and which topics warrant greater focus in the next phase of work. The findings highlight both strengths and gaps in the existing plan resulting from changing circumstances in Taylor, and point to where adjustments could better support housing needs, mobility and safety, development processes, economic growth, quality-of-life amenities, and downtown vitality.

The intent of this document is to support informed decision-making as Taylor refines its long-term planning framework. The diagnostic findings will inform the structure and priorities for the next planning phase, including refining the vision and evaluating/updating goals, identifying topic areas for in-depth analysis, and recommending an approach for ongoing public and stakeholder engagement.

It is also recognized that Envision Taylor was developed and adopted during a unique time in global and local history: The COVID-19 pandemic was near its peak, affecting nearly everyone in significant ways from health to economic well-being to where they lived. Local governments experienced new service pressures, while projects related to community planning had to shift to virtual and socially-distant forms of engagement.

Community Engagement

Community-Wide Survey

A statistically-valid survey was conducted by ETC Institute in late 2025 that asked several questions about the future growth and identity of Taylor. While the statistically-valid survey was mailed directly to addresses within Taylor, an online survey that asked the same questions made available to anyone.

- **457 people responded to the statistically-valid survey and 193 responded to the online (non-statistical) survey.**
- Top 3 things that will keep people in Taylor:
 - Small city atmosphere
 - Level of taxation
 - Low crime rate
- 50% feel Taylor is growing too quickly
- 31% feel Taylor is not growing fast enough
- Street conditions rank as the top residential priority
- Infrastructure improvements (roads, utilities, sidewalks) rank highest among future investment priorities.
- Respondents were most enthusiastic about new restaurants, grocery stores, parks, and entertainment; they were less enthusiastic about bars, high-density housing expansion into single-family neighborhoods, and large business parks.
- Respondents wanted growth to maintain Taylor's family-oriented, affordable identity.

Core Themes



Summary and Feedback

Community Engagement Overview



As part of the diagnostic phase, the project team held individual and small-group interviews with representatives from local businesses, real estate professionals, developers, the school district, the Chamber of Commerce, the Economic Development Corporation, former civic leaders, community service organizations, representatives from Taylor’s various boards and commissions, and community investors. These discussions aimed to gain a deeper understanding of the current challenges, opportunities, and perceptions of Taylor’s development environment. The insights gathered provide valuable context for identifying where the existing Envision Taylor Plan and development code align with community needs and where updates may be necessary.

What We Heard: Key Themes from Stakeholder Conversations

- Taylor is a community with a strong identity and degree of pride, despite disruptive changes that have occurred in the last 5-15 years with the arrival of Samsung and growth pressures related to Taylor’s proximity to Austin Metro and the IH-35 corridor. While little to no sentiment was detected among stakeholders that outright opposed growth – in general, the community recognizes that Taylor was historically one of the larger cities in Williamson County and embraces growth and change - there is strong desire to maintain elements of the city’s traditional rural character and identity as Taylor grows in the future.
- Stakeholders, particularly those who measure their time in Taylor in decades, spoke of the feeling of everyone knowing each other, and and absence of individuals “self-selecting” into distinct cliques. Taylorites maintain connections and shared identity even when disagreeing in business issues or politics. Likewise, stakeholders spoke of Taylor being “an easy place to live” where people felt content, and a self-supporting local economy in which Taylor was not typically impacted by regional economics. This bootstrap nature carried to several referencing that residents of Taylor likely have the answers for future success, and that it needs to rediscover the social infrastructure to achieve those solutions.
- Community identity is a shared priority: Stakeholders expressed pride in Taylor’s history, character, and cultural diversity. That social infrastructure is intertwined with the city’s physical infrastructure as a rail-based community with a gridded street pattern and large downtown, and both the social and physical inform Taylor’s strong identity. Consequently, there is interest in maintaining the street connectivity, walkability, and distinctive architectural fabric. At the same time, many believe the community needs a clearer and more unified vision to steer growth, especially in outlying areas to the

west, east, and south. Several noted the importance of aligning City leadership, staff, and external partners to communicate a consistent direction for Taylor's future.

- Development processes lack predictability: As discussions turned to how Taylor should manage growth in the future, stakeholders consistently described the development review process as slow, unclear, and inconsistent. Many noted difficulty receiving timely responses, varying interpretations of standards, and a lack of clear points of contact. Several small and mid-sized projects stalled due to shifting requirements or delayed decisions. Stakeholders emphasized the need for transparency, timely communication, and straightforward guidelines that align with best practices.
- Housing needs are not being met across the market: The community lacks a full spectrum of housing options. Stakeholders highlighted unmet demand for workforce housing, senior cottages, missing middle formats, and higher-end executive homes. Teachers, public employees, and young families struggle to find affordable units, while industries and employers note that the lack of housing limits their recruitment efforts. Interest in the market is active and is reflected in the volume of zoning requests and entitlements initiated, but these proposals tend to stall following entitlement and developers face barriers tied to utilities, approvals, and uncertainty about what is permitted or buildable on a property or site.
- Infrastructure capacity creates barriers for growth: Water and wastewater limitations were repeatedly cited as obstacles for residential, commercial, and industrial projects. Several stakeholders reported difficulty obtaining clear commitments for service availability. These uncertainties discourage development and create additional financial risk. Improvements to utility planning, capacity forecasting, and coordinated infrastructure extensions will be crucial as the community expands.
- Safety and Mobility concerns affect daily life: Residents and school district staff noted safety issues near campuses and along corridors such as FM 973 and Chandler Road. Business owners, particularly downtown, cited congestion, signal timing inefficiencies, and limited multimodal options. Stakeholders expressed interest in improved walkability, safe crossings, and more consistent sidewalk networks. Some also emphasized the need for public transportation services, including improving Amtrak rail services.
- Downtown remains a strength but faces persistent challenges: Stakeholders value the historic character of downtown and see it as a differentiator for Taylor. Many view downtown as a major asset that requires consistent support, clear guidelines, and effective strategies to encourage reinvestment. At the same time, vacancies, building maintenance issues, and slow permitting processes hinder efforts to revitalize the area. Business owners noted difficulty navigating signage rules, fire suppression requirements, and the reuse of older buildings. Real estate professionals indicated that the process for making improvements to buildings without a tenant or Certificate of Occupancy led to confusion and delay.
- Desire for amenities and quality of life features: Stakeholders emphasized the need for parks, trails, pools, and everyday gathering spaces. Families and new residents expect a broader range of amenities than many new subdivisions currently provide. The limited availability of shaded, comfortable, and well-designed public spaces reduces opportunities for community interaction. Amenities are viewed as essential to attracting young families, supporting health and wellness, and maintaining competitiveness with neighboring communities. There is a perception that recent growth may not be resulting in quality of life enhancements that may have been expected, increasing anxiety about impacts of future growth on existing residents. With Samsung attracting greater resources than Taylor has enjoyed historically, an opportunity exists and should be taken to enhance public assets and services.

Current State of the Envision Taylor Plan

- Economic diversification requires stronger alignment: Economic development partners aim to foster a balanced economy that encompasses manufacturing, emerging industries, and locally oriented retail. Stakeholders noted the need to better align land use, infrastructure, and development policy to support employers and the workforce. Some see opportunities tied to the county's spaceport designation, while others stress the importance of strengthening local skills pipelines. Retail recruitment continues to face challenges due to demographic shifts, infrastructure limitations, and limited rooftops. There is interest in increased support for small and local businesses to complement recent job creation, turning towards place-based economic development and targeted efforts aligned with the skills of existing residents.
- The Plan needs to communicate well: Stakeholders mentioned the importance of making the Plan “sticky” and integrating it into everything the City and community organizations does. Those who arrived after the Plan or weren't engaged in the process indicated lack of awareness of the Plan's vision and priorities today.

Current State of the Envision Taylor Plan

Overview

The existing Envision Taylor Plan provides a strong foundation built around community character, walkability, traditional neighborhood structure, and the preservation of Taylor's historic identity. The Plan established a detailed place type framework and emphasized the value of infill development, downtown revitalization, and fiscally responsible growth. It also introduced concepts related to mobility, parks and trails, housing variety, and quality placemaking.

Several elements of the current plan remain relevant and are anticipated to continue guiding Taylor into the future. These include a focus on strengthening downtown, supporting a mix of housing types, encouraging

connectivity, emphasizing high-quality design, and promoting fiscally responsible development. The Plan emphasizes the importance of aligning land use decisions with infrastructure efficiency, a priority that should remain a key focus for the City.

However, the dynamics of growth since Samsung's announcement, changes in market conditions, demographic shifts, and evolving community expectations mean that some parts of the Plan may no longer reflect current needs. Some policies may not provide the flexibility or clarity required for development to respond to rising demand.

Key Issues/Topline Recommendations/Themes

General issues noticed in review:

- Plan structure is overly complex and difficult to navigate, which makes it challenging for users to quickly locate relevant guidance and requires significant cross-referencing across multiple sections.
- The Plan document is somewhat verbose, with elements like the community and demographic profile using a significant number of pages. In comprehensive planning, such information is rarely referenced in the future, and tends to describe the data in many cases rather than explaining what is different or important about it (let the graphics speak for themselves, and use text to explain why it matters). Likewise, the fiscal analysis includes a high level of detail. Both may be better suited to a summary or key themes and redirection to an appendix for details in order to turn the focus on the Plan towards the vision and big ideas, which should lead the Plan document to capture the reader's attention. An additional approach could be an online interactive Plan coupled with a performance dashboard.
- While the Big Ideas introduced by the Plan are sound, linking policies to one or more of the Big Ideas explicitly aligns specific policy direction with the broader vision.

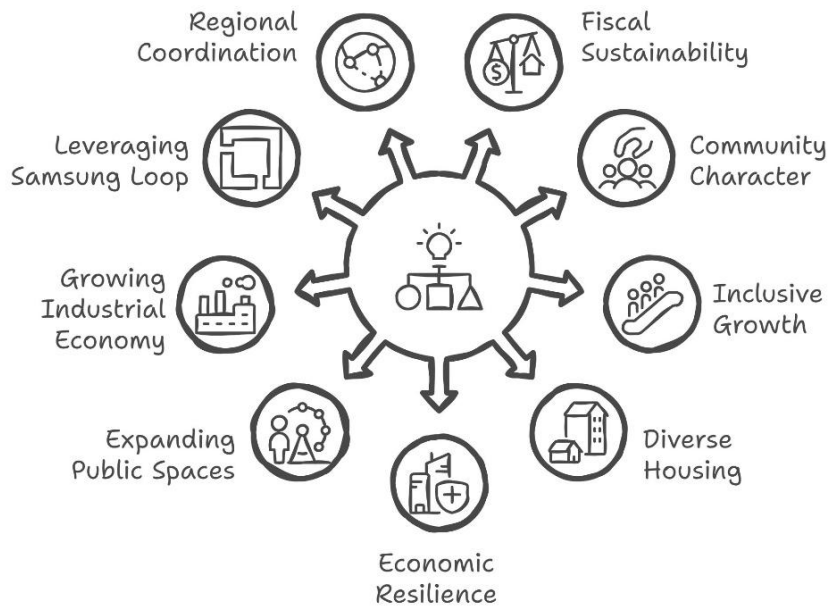
- The place type framework is not practical for everyday use because several categories are broad or difficult to interpret, resulting in inconsistent application and uncertainty during development review. In general, placetypes also tend to assume a form-based approach to development in an environment in Central Texas where form-based is not standard vernacular and development financing infrastructure is not often specialized to this type of development. This approach is also replicated in the development code.
- There is a lack of nuance between older, historic core neighborhoods, midcentury neighborhoods and recent neighborhoods, with each having unique needs. Cores and corridors are not differentiated (Downtown, the 2nd Street corridor and the N. Main Street corridor and portions of the Carlos G. Parker Blvd. corridor are treated the same despite significant character and economic differences).
- The Plan does not clearly address growth sequencing, providing limited direction on which areas should be prioritized for future development or how land use decisions should align with long-term infrastructure planning. For example, an update could leverage long-range water and wastewater planning studies currently underway to identify areas easiest to serve with new infrastructure (such as logical sewer shed boundaries to avoid proliferation of lift stations, areas where development could prompt expensive infrastructure like elevated water storage, etc.). This could also form the basis for fiscal impact analysis to determine logical growth areas or sequences based on Taylor-specific service information.
- Since adoption of Envision Taylor, the City has developed and updated, or is in the process of updating at the time of this report, a variety of important planning documents, such as utility system master plans, facility master plans, etc. A housing study is being conducted concurrent to this comprehensive plan study, which will be critical in articulating housing affordability approaches as a key challenge that has emerged since adoption. Each of these provides new data to inform an update to the Envision Taylor Plan, which can then create a governing framework for a best practice integrated planning model.
- Implementation guidance is limited and challenging to interpret with the loss of institutional knowledge over time, as many recommended actions lack specificity and do not clearly connect policy intent to administrative steps or regulatory tools. A lack of market alignment with the goals of the Plan is also a hindrance to implementation, as there are no clear pathways for growth that wants to naturally occur in Taylor (such as attainable housing built in the form of tract subdivision development) to adapt to the Plan's broader vision without going through significant steps and design changes.
- The plan emphasizes infill and redevelopment, which remains important, but the current market and development pressures related to accelerated growth and major employers are not fully reflected in the plan's assumptions or policies. This is creating pressure on existing stable neighborhoods to accommodate the growth on their own, sometimes with results that emphasize ease of production or affordability over quality design and character, while limiting growth at the edges (where the major employers are currently developing or expanding), introducing risk of displacement.
- Infrastructure considerations are not fully integrated into land use guidance, limiting the City's ability to coordinate development decisions with existing utility capacity, transportation constraints, and cost-of-service implications. Because it is difficult to know what is entitled or can be permitted with the existing placetype model, infrastructure assumptions are challenged.
- Downtown guidance remains relevant but lacks emphasis, offering strong principles but with a need to increase actionable direction to

Current State of the Envision Taylor Plan

address vacancies, encourage building reuse, or support reinvestment activities.

- Several emerging topics are not addressed, including Samsung-related growth impacts, workforce and talent pipeline needs, housing affordability, and school district coordination, all of which have become more prominent since the Plan was adopted.

Big Ideas Guiding Taylor's Future



Detailed Review of Envision Taylor Plan

Chapter 1. Land Use

Analysis

The Envision Taylor Plan establishes a character-focused land use framework built around place types that describe intended development patterns across the City. The Plan emphasizes traditional neighborhood structure, walkable street networks, compact mixed-use centers, and reinvestment within the existing City footprint. It guides the location of housing, commercial areas, employment zones, and public spaces, and provides design expectations for the form and character of development.

Overall, the land use vision continues to reflect many of Taylor’s core values, including preserving community character, strengthening the downtown, supporting a mix of housing types and mixed use development generally, and promoting fiscally responsible growth. The place type map provides a broad foundation for directing development decisions, but the level of detail, limited nuance between different neighborhoods/areas of the city, and the complexity of categories create challenges for day-to-day use. Developers and real estate professionals reported not being able to determine what types of developments were allowed in each place type. Several emerging conditions, such as accelerated growth near Samsung, evolving market demands, and increasing infrastructure constraints and the need for clear identification and sequencing of capital investments, are not fully addressed or integrated within the land use framework.

Feedback

- There is difficulty interpreting place types, as several categories are broad or overlapping, which makes them challenging for property owners, developers, and staff to apply consistently during zoning review and development discussions.

- There is a need for nuance and interpretive language to help with site-specific application. For example, the percentages of different uses broken down in each category do not describe relationships and adjacencies, or recognize that the same place type in different areas of the city may naturally have different compositions.
- The terms “land use” and “building types” are used together interchangeably, creating further confusion. At a minimum, these should be provided as ranges but should also recognize that highway-oriented development will “behave” differently than infill development. This locational guidance should accompany the uses to understand in which circumstances within the place type they are most appropriate. Likewise, Neighborhood Infill would be expected to perform differently based on neighborhood-level differences in challenges and opportunities whether located near Mallard Lane, the near west neighborhood near Old Taylor High, eastern Taylor, the area between the railroad tracks and Battleground Creek, or out near Samsung.
- Unclear relationships exist between land use policy in the Plan and zoning in the Land Development Code, because the Plan does not clearly articulate how place types correspond to zoning districts, allowed uses, or development pathways, resulting in confusion during early stages of project evaluation. The place type approach of the Plan seems to have predestined an exclusive pathway to use a form-based code, when the same goals and outcomes can be accomplished using a wide variety of regulatory tools beyond form-based codes.
- Limited guidance exists in the Plan for growth corridors and emerging areas broadly identified as areas of minimal change, including major corridors such as Highway 79 and F.M. 973 or for areas experiencing rapid change related to major employers, leaving stakeholders without clear strategies for future development.

- Challenges exist implementing infill development, as stakeholders noted that although the Plan supports infill and gentle density, projects often encounter inconsistent requirements or process barriers that hinder the feasibility of small-scale redevelopment.
- There is need for clearer sequencing of outward growth, because the Plan emphasizes infill but does not provide detailed guidance on when or how outward expansion should occur, creating uncertainty for both infrastructure planning and private development decisions.
- There is insufficient integration of infrastructure considerations, as water and wastewater capacity constraints significantly influence development feasibility, yet the land use chapter does not fully address these limitations or provide direction for coordinating land use decisions with infrastructure capacity.
- Growth assumptions reflect incremental change, as much of the land use analysis is based on gradual development patterns and does not fully account for the scale or pace of recent employment-driven growth now influencing land use decisions.

Recommendations

1. Clearly distinguish between land use intent, building types, and development form to reduce confusion during development review and implementation.
2. Provide clearer land use guidance for major corridors and areas experiencing rapid change, including Highway 79, F.M. 973, and areas influenced by major employers.
3. Strengthen the integration of infrastructure capacity considerations, including water, wastewater, and transportation, into land use decision-making.
4. Clarify the sequencing and phasing of growth to better balance infill, redevelopment, and outward expansion in a fiscally responsible manner.

5. Strengthen downtown land use direction with more actionable guidance to support reinvestment, adaptive reuse, and long-term vitality.
6. Improve and refine the existing land-use and place-type framework to improve clarity and usability for staff, address relationships between uses and where uses are appropriate, address common scenarios such as highway development and single-use development, and anticipate common issues and needs important to property owners and decision-makers in evaluating investment in development such as financing, capital costs, and land use predictability.

Chapter 2. Mobility and Transportation

Analysis

The Envision Taylor Plan emphasizes a multimodal transportation network that prioritizes connectivity, safety, and the reinforcement of Taylor’s traditional street grid. The Plan supports a balanced network that accommodates vehicles, pedestrians, bicycles, and transit, and emphasizes the importance of enhancing walkability within neighborhoods and improving connections between key destinations. The plan also identifies opportunities for corridor enhancements, improved intersection safety, and expanded sidewalk and trail facilities. Its overall vision aligns with community goals of creating safer routes to schools, reducing conflicts along major corridors, and supporting an active transportation environment.

However, the Plan predates significant growth along Highway 79, FM 973, and the Samsung development area, and these emerging pressures were not fully anticipated. Traffic conditions, safety concerns, and infrastructure constraints have since intensified, prompting the need for clearer direction on corridor planning, regional mobility coordination, and prioritization of transportation investments. While the Plan’s mobility principles remain relevant, the scale and pace of growth require updated analysis and expanded strategies.

Feedback

- Increasing safety concerns along major corridors, as stakeholders highlighted congestion, signal timing issues, truck conflicts, and limited pedestrian protections on Highway 79, F.M. 973, Chandler Road, and routes near schools.
- Traffic volume assumptions appear to have changed significantly in the intervening years since adoption of the Plan.
- Gaps in sidewalk and bicycle network connectivity, particularly in older neighborhoods and around school campuses, where parents, bus drivers, and school district staff cited ongoing challenges to safe walking and biking. Likewise, the Plan does not discuss benefits to motorists that can be achieved through effective multimodal design.
- Limited guidance for rapidly changing corridors, since the current plan does not fully address the scale of development and traffic impacts occurring along Highway 79, FM 973, or the Samsung-adjacent area.
- Insufficient consideration of regional mobility partnerships, as growth pressures extend beyond City limits and require stronger coordination with TxDOT, Williamson County, and nearby cities. Aspects of the thoroughfare plan do not appear to align with other regional transportation plans. Some street sections indicate a disconnect between realistic availability of high capacity mass transit (multiway boulevard, for example).
- Low public awareness and utilization of passenger rail service, suggesting opportunities for improved wayfinding, station improvements, or multimodal integration.
- Stakeholders value the grid and connected street network, but the Plan could provide clearer direction for applying these principles in new growth areas while balancing neighborhood concerns and local

context/available right of way, and adjusting for geographic conditions.

- Lack of prioritization among transportation investments, as numerous mobility improvements are identified without clear direction on which corridors, projects, or modes should be addressed first as growth accelerates.

Recommendations

1. Update transportation assumptions and analysis to reflect current traffic volumes, safety concerns, and growth patterns, particularly along Highway 79, FM 973, Chandler Road, and school-adjacent corridors.
2. Provide clearer, corridor-specific guidance for major roadways undergoing rapid change, recognizing their evolving roles in freight, commuting, local access, and placemaking.
3. Strengthen the integration between transportation planning and land use decisions to better align roadway investments with growth areas, employment centers, and development timing.
4. Prioritize safety improvements for all users, with a focus on safer routes to schools, improved crossings, signal timing, and conflict reduction along high-risk corridors.
5. Improve connectivity and continuity of the sidewalk, bicycle, and trail network, particularly in older neighborhoods, near schools, and between key destinations.
6. Clarify transportation project priorities by identifying near-term focus areas and investments that address current growth pressures and community safety concerns.
7. Strengthen coordination with regional partners, including TxDOT, Williamson County, and neighboring jurisdictions, to address transportation impacts that extend beyond City limits.

Chapter 3. Housing and Neighborhoods

2026 Rental Housing Analysis

A study was conducted by CDS in early 2026 to examine key data indicators related to housing in Taylor, including median rent, existing affordable units as well as units in the pipeline. This study is meant to form a data-driven foundation for future development of housing strategies as part of the comprehensive plan update.

Analysis

The Envision Taylor Plan promotes a diverse mix of housing types, supports reinvestment in existing neighborhoods, and encourages high-quality residential design that aligns with Taylor's character. It highlights the importance of offering a range of housing choices, including small-lot homes, townhomes, accessory dwelling units, and multifamily opportunities. The Plan also reinforces the role of complete neighborhoods with access to parks, schools, and supporting amenities. In many cases, the Plan pulls directly from local housing precedents. These principles remain aligned with community and market needs.

Since adoption, however, the supply of units has remained low compared to housing demand and regional growth and employment expansion, while new housing units remain slow to deliver. The current plan does not fully address newer pressures related to workforce and subsidized housing shortages, executive housing demand, affordability challenges, or coordination with the school district on future enrollment patterns and school site needs. The Plan's emphasis on infill remains valid, but it does not fully address the volume and speed of current housing needs and supply shortages or provide adequate policy guidance for assessing subsidized housing proposals.

As Taylor and the greater Austin region continue to grow, the local housing market will see increasing pricing pressure on existing housing even with the construction of new housing. A variety of options are available and recommended to assist with increasing affordability pressures. The new

housing market's ability to directly and independently address deep affordability concerns is limited. The increased construction of homes in general in response to growing demand would help limit broad price increases. Additionally, allowing the construction of smaller houses on smaller lots will directly reduce costs while also allowing an increase in total eventual supply per any given land area. This applies even more powerfully with the allowance of multifamily units, from duplexes to quadplexes, and small garden apartments to larger mid-rise complexes.

Market rate construction can help with affordability in general but will not be able to directly and completely serve those with the lowest incomes and suffering under the deepest unaffordability, many of whom may have already moved out of Taylor based on conversations with area real estate professionals. Working with the Housing Authority to maintain a proportional supply of affordable units in Taylor will be critical to meeting the needs of both existing and future residents. There are many available policy tools and strategies for providing subsidized housing for these individuals, many of which have been utilized by Taylor. While all options should continually be explored to meet Taylor's housing needs, future efforts to subsidize housing in Taylor would be best-served by using methods that keep properties on the tax rolls and reduce reliance on methods such as HFCs and PFCs. The City should also focus on growing its inventory of market-rate housing and maintaining existing subsidized housing for those who rely on it, rather than an additional source of housing for workforce and market-rate renters.

As the effects of Samsung unfold and bring higher income jobs into Taylor, demand for market rate housing will likely grow. Along with this growth in jobs and housing will come secondary growth in services, retail, medical, and related jobs, which will provide a wide range of additional jobs. Housing supply should be coordinated and fostered to avoid downward pressure on existing and future subsidized and workforce housing (defined as housing that is considered affordable at wages that do not qualify for subsidized housing or vouchers but cannot afford market rate housing).

A full market analysis can be used to determine the prevailing demand for both owner-occupied and rental housing at various price points based on

anticipated future employment and wage growth. The market study should be undertaken and considered as an integral or related effort with the larger Comprehensive Plan update.

Feedback

- Severe shortage of attainable housing options, as teachers, public employees, young families, and service workers struggle to find housing within Taylor, contributing to workforce retention challenges. Several remarked that housing affordability attracted them to Taylor in the first place, particularly the “small town urban amenity” characteristics, but that they are concerned others will not have that opportunity and local families may be displaced.
- Strong demand for a broader mix of housing types, including missing middle housing, townhomes, senior cottages, modern apartments with amenities, and executive-level homes, which the current plan does not fully address sufficiently for both lot-by-lot infill and larger scale new development. This may be placing naturally-occurring affordable housing at risk.
- Stakeholders noted barriers to housing development, including complex processes, discretionary approvals involving greater up-front costs, and unclear expectations, which can delay or discourage both infill projects and larger residential developments.
- Concerns were noted about neighborhood connectivity and amenities, with residents and school leaders highlighting limited access to parks, trails, youth facilities, and safe walking routes in several areas.
- School district coordination needs stronger integration, as enrollment patterns, school site planning, and housing development trends are closely linked but not fully reflected in the plan’s housing framework.
- Affordability pressures have intensified, driven by rising land values and limited supply, and stakeholders emphasized the importance of

maintaining housing choices that allow long-time residents and families to remain in Taylor.

- Housing policy lacks clear prioritization, as the Plan supports a wide range of housing types but does not identify where or when specific housing forms should be emphasized to respond to changing market conditions. There is a lack of specificity in how Taylor should implement housing policies, and a lack of Taylor-specific market analysis, both of which should be remedied by the housing study ongoing.
- Neighborhood transition guidance remains general, as the Plan emphasizes compatibility but provides limited direction on how transitions between different housing types should be implemented in practice. In particular, the Plan does not recognize how to best achieve incremental change versus transformative/disruptive change in a nuanced way specific to individual neighborhood conditions and character.
- Market rate construction can help with affordability in general but may fail to directly and completely serve those with the lowest incomes and suffering under the deepest unaffordability without increases in higher-wage employment or reduction in other cost factors such as time spent commuting..
- Emerging market data is projecting increases in housing stock, high skill job growth, higher salaries and income levels that will have a positive impact on cost-burdened households.

Recommendations

1. Due to the prevalence of existing HFCs and PFCs, consider housing incentives and strategies that do not remove properties from the tax rolls while providing meaningful reduction in cost burden compared to market-rate units.
2. Focus on increasing housing supply as a key component of housing affordability, as additional housing supply at all price levels will

reduce pressure on existing affordable units to accommodate prospective buyers or renters who could afford higher-priced units.

3. The City should continue to work with Taylor Housing Authority to help serve those with the lowest incomes and suffering under the deepest unaffordability.
4. Further public input with long term updates to comp plan and code will help define affordability and workforce housing needs.
5. A holistic view is needed to address any subsidies for affordable housing as Taylor grapples with aging infrastructure and meeting increase service level expectations from high growth.
6. Update housing policies to reflect current market conditions, including increased demand driven by regional growth and major employers.
7. Reduce regulatory and process-related barriers that limit the feasibility of both infill housing and larger residential developments.
8. Strengthen guidance to support a broader mix of housing types, including missing middle housing, townhomes, senior-oriented housing, multifamily options, and executive-level homes.
9. Integrate data from the 2026 rental housing analysis into the Plan update to provide Taylor-specific analysis and implementation strategies.
10. Strengthen coordination with the school district to better align housing growth, enrollment patterns, and future school site planning.
11. Provide clearer guidance to support housing affordability and reduce displacement pressures as growth accelerates.

Chapter 4. Implementation

Analysis

The current Envision Taylor Plan includes an implementation framework designed to guide the execution of the plan’s vision through coordinated actions, policies, and investments. It identifies recommended strategies across multiple plan elements and emphasizes alignment between land use, transportation, housing, infrastructure, and economic development decisions. The Plan assigns general responsibilities and timeframes and highlights the importance of coordination among City departments, partner agencies, and decision-making bodies to support implementation.

Overall, the implementation framework provides a comprehensive roadmap for advancing the plan’s goals. However, many actions remain high-level and lack clear prioritization or sequencing. At a minimum, it would benefit from identifying fast/critical actions. Ideally, the action plan would frame around momentum building, amplification of impact through concurrent actions, and performance measurement. The current plan does not fully reflect the scale and pace of recent growth or translate policy direction into consistent operational guidance for staff and elected officials. As a result, implementation can be difficult to apply uniformly in day-to-day decision-making, and the framework offers limited tools for tracking progress or adjusting strategies as conditions change.

Feedback

- Taylor preferred growth dashboard: The Preferred Growth Dashboard remains a conceptually strong tool intended to support holistic evaluation of development decisions. However, the current plan does not clearly define when, how, or by whom the dashboard should be applied, which limits its practical effectiveness. As a result, the tool is underutilized and not fully scaled to current growth conditions. An update to the Plan could take the form of an online interactive plan with dashboard integration from the start.

- Land use evaluation tool: The Land Use Evaluation Tool reflects a continued desire for consistent and transparent development review aligned with the Plan’s land use vision. However, the current plan does not clearly connect the tool to zoning districts, development standards, or formal review processes, limiting its effectiveness in guiding real-time decision-making. As a result, the tool remains conceptually useful but is not consistently applied in practice. An improved approach could be a fiscal impact analysis tool paired with an equity impact analysis tool, providing both the objectivity of fiscal analysis and community considerations.
- Direct growth to centers: Directing growth toward identified centers remains aligned with goals related to fiscal efficiency, placemaking, and infrastructure utilization. Since adoption, however, market demand and employment-driven growth have expanded beyond these areas, and the Plan does not fully address how to balance center-focused development with emerging growth pressures elsewhere. These would also benefit from greater differentiation, with a plan update potentially taking the form of a series of small area plans (a “city of villages” concept). Additional clarity is needed to reflect current development patterns and infrastructure constraints.
- Update development standards to support centers and infill: Updating development standards to support centers and infill remains a relevant and necessary strategy. Stakeholder feedback, however, indicates that existing standards and review processes are often complex or inconsistently applied, which limits the feasibility of infill projects. This suggests a gap between policy intent and implementation that warrants refinement.
- Strategically manage extension of streets and utilities: Strategic management of street and utility extensions remains critical to supporting fiscally responsible growth. While the Plan emphasizes this objective, it does not clearly establish thresholds or decision-making criteria tied to infrastructure capacity, development timing, or cost implications. As a result, infrastructure decisions may be more reactive than intended.
- Implement the Transportation Master Plan: Implementing the Transportation Master Plan remains an important strategy for coordinating mobility investments with land use decisions. However, growth has accelerated since adoption, and traffic conditions and corridor demands have intensified beyond original assumptions. Stronger alignment with current development activity and regional coordination is needed.
- Plan for non-vehicular trips: Planning for walking and bicycling continues to align with community health, safety, and quality-of-life goals. While the Plan emphasizes these modes, implementation has not kept pace with growth, particularly in areas near schools, major corridors, and newer development areas. Greater prioritization and integration with capital planning are needed.
- Adopt a Vision Zero Policy: The intent to reduce serious injuries and fatalities through a Vision Zero approach remains appropriate. However, the current plan does not clearly define performance measures, responsibilities, or implementation steps associated with this policy. Without these elements, the strategy remains aspirational rather than actionable.
- Prioritize infill areas and centers for street improvements: Prioritizing infill areas and centers for street improvements continues to support reinvestment and efficient use of infrastructure. Competing demands along major corridors and in growth areas, however, have diluted this focus. Clearer prioritization and sequencing would improve alignment with current needs.
- Enhance crosstown corridors: Enhancing crosstown corridors remains important for connectivity and mobility. Since adoption, however, several corridors now serve different functions, including freight movement, commuter traffic, and access to major

employment centers. More place-specific guidance is needed to address these evolving roles.

- Encourage missing middle housing: Encouraging missing middle housing remains highly relevant and aligns with current housing demand. Despite this, regulatory complexity and process barriers have limited the delivery of these housing types. Increased guidance is needed to carry implementation of this flexibly into development of new neighborhoods in addition to infill scenarios. The strategy remains valid but under-implemented.
- Discourage displacement: Discouraging displacement continues to reflect community priorities, particularly as growth accelerates. The Plan articulates this intent but provides limited tools or mechanisms to address displacement pressures associated with rising land values and redevelopment activity. Additional clarity is needed to translate intent into action.
- Encourage accessory dwelling units: Accessory dwelling units remain a viable tool for expanding housing choice and supporting affordability. Adoption has been limited, however, due to regulatory complexity and uncertainty regarding standards and approval processes. Some have reported unexpected outcomes where they have been successfully deployed. Simplification and clearer guidance would improve effectiveness.
- Maintain small-town character in new neighborhoods: Maintaining Taylor's small-town character remains a core value expressed throughout the Plan. As development scales up, however, the Plan does not clearly define how character expectations should be achieved in larger or more complex projects. Clearer translation into standards and expectations is needed.
- Expand and connect the park and trail system: Expanding and connecting the park and trail system remains central to quality of life and community health. Growth has outpaced the delivery of new amenities, and stronger alignment with development timing

and funding mechanisms is needed to ensure equitable access. This is viewed as a key differentiator opportunity for Taylor.

- Special employment district small area plan: Targeted planning for employment districts remains relevant and has become increasingly important given recent economic activity. The scale and location of employment growth have evolved since adoption, suggesting this strategy requires updating to reflect current conditions and infrastructure needs.
- Support living and working in the City of Taylor: Supporting the ability to live and work in Taylor remains aligned with economic development and workforce retention goals. Housing supply, amenities, and mobility options, however, have not kept pace with employment growth, limiting the effectiveness of this strategy under current conditions. Future economic opportunities should closely examine benefit to existing Taylor residents.
- Create policies and rules for special utility and financing districts: These districts are still useful tools, but the current plan doesn't explain when to use them, what criteria should apply, or how they should be governed. Without this guidance, they can't be used effectively to support and manage growth.

Recommendations

1. Strengthen the implementation framework to provide clearer priorities, sequencing, and near-term actions that reflect the current pace and scale of growth.
2. Clarify how implementation tools, including evaluation frameworks and dashboards, should be used, when they should be applied, and who is responsible for their use.
3. Improve alignment between land use, transportation, housing, infrastructure, and capital planning to support coordinated and fiscally responsible growth.

4. Introduce measurable performance indicators to track progress, evaluate outcomes, and adjust strategies over time.
5. Improve transparency and predictability in development review processes to support consistent implementation of plan goals.
6. Ensure the implementation framework remains flexible and responsive to changing conditions, including market shifts, funding availability, and community priorities.

Phase 2 Engagement Approach

Purpose and Role of the Diagnostic Phase

Public engagement during the diagnostic phase is intended to support listening, validation, and issue identification rather than decision-making or plan drafting. Engagement activities are designed to confirm existing conditions, understand community priorities, and identify gaps in the current Envision Taylor Plan and Development Code. This approach ensures that diagnostic findings reflect both technical analysis and lived experience before advancing into plan refinement.

The engagement approach focuses on gathering targeted, actionable input that informs recommendations for Phase 2, including plan structure, policy direction, and future engagement strategies.

Engagement Framework

The recommended engagement framework combines targeted outreach, broad-based community input, and transparent communication to ensure effective participation. Engagement methods are structured to reach diverse audiences while remaining efficient and aligned with the project schedule and scope.

Key principles guiding the approach include:

- Meeting people where they already are
- Offering multiple ways to participate
- Using clear, accessible language and visuals
- Documenting and reporting input consistently
- Demonstrating how feedback informs diagnostic findings

Stakeholder Engagement

Targeted stakeholder engagement remains a core component of the diagnostic phase, and should continue as a strategy for idea generation and verification. One-on-one and small-group conversations with key stakeholders enable in-depth discussions of growth-related issues, infrastructure constraints, housing needs, mobility challenges, and quality-of-life priorities.

Stakeholder groups may include:

- City departments and advisory boards
- School district
- Major employers and business representatives
- Developers and real estate professionals
- Nonprofit and community organizations

Input from these conversations should be synthesized to identify recurring themes, implementation challenges, and areas where the current plan no longer aligns with conditions on the ground.

Targeted and Strategic Events

Targeted and strategic engagement events are recommended to supplement traditional meetings and ensure participation from groups that may not attend formal planning sessions. These events focus on specific audiences or geographies and are designed to capture focused feedback related to growth, neighborhood conditions, or service needs.

Examples include:

- Meetings with business associations or industry groups
- Workshops focused on specific topics such as housing, mobility, or economic development
- Focused sessions with youth, seniors, or workforce populations

These events allow the project team to tailor engagement tools and questions to the audience, resulting in more meaningful and relevant input.

Neighborhood-Level Meetings

Neighborhood-level meetings offer an opportunity to understand localized conditions, concerns, and priorities that may not be apparent through citywide engagement alone. These meetings can be hosted in existing community spaces such as schools, community centers, libraries, or neighborhood parks.

Neighborhood meetings are particularly valuable for:

- Identifying infrastructure or mobility challenges
- Understanding perceptions of growth and redevelopment
- Discussing housing compatibility and neighborhood character
- Gathering input on access to parks, trails, and everyday amenities

Feedback from neighborhood-level meetings should inform both diagnostic findings and future engagement strategies.

Community Event Tabling

Community event tabling is recommended to engage residents in informal, accessible settings where participation barriers are low. Tabling at existing events allows the project team to reach individuals who may not attend traditional meetings.

Potential venues include:

- Community festivals and local events
- Farmers markets
- School or youth-related events
- Library or civic gatherings

Tabling activities should utilize simple, visual tools such as quick surveys, interactive boards, or maps to efficiently collect high-level feedback.

Public Engagement Tools and Communication

Public-facing engagement tools should complement in-person outreach and provide ongoing opportunities for participation.

Recommended tools include:

- A project website serving as a central hub for information, updates, and engagement opportunities
- Online surveys to gather broader community input
- Interactive mapping or comment tools to collect location-specific feedback
- Email updates and social media coordination to promote engagement activities

Materials should be clear, concise, and accessible, with bilingual content provided as appropriate.

Advisory Committee and Ongoing Coordination

An advisory or steering committee can provide continuity and guidance throughout the planning process. Committee meetings should align with key milestones, allowing members to review findings, provide feedback, and help communicate information back to the community.

Regular coordination with City staff and elected or appointed officials ensures alignment between engagement activities, diagnostic findings, and project goals.

Documentation and Transparency

All engagement activities should be documented through meeting summaries, visual records, and synthesized feedback reports.

Documentation should clearly distinguish between stakeholder input,

Conclusion

public feedback, and technical analysis, while identifying key themes and areas of alignment or divergence.

This documentation supports transparency and builds trust by demonstrating how engagement informs the diagnostic and subsequent phases of work.

Transition to Phase 2

Findings from the diagnostic phase engagement will directly inform the scope, priorities, and engagement strategy for Phase 2. Lessons learned regarding participation levels, effective tools, and outreach gaps will help future engagement efforts and ensure that plan updates are grounded in community input and current conditions.

Conclusion

The Envision Taylor Plan continues to provide a strong foundation rooted in community character, walkability, and fiscally responsible growth. Many of the Plan's core principles remain relevant and aligned with Taylor's values and long-term aspirations. At the same time, accelerated growth, infrastructure constraints, and evolving market conditions have revealed gaps that require additional clarity, flexibility, and coordination.

This Diagnostic Report identifies both the elements of the current Plan that continue to perform well and those that would benefit from refinement or updating. Together, these findings help clarify how the Plan can be strengthened to better guide growth, support implementation, and remain responsive to current and future conditions in Taylor.

Five Plan Elements That Continue to Perform Well

- A strong emphasis on community character, walkability, and traditional neighborhood patterns.
- Continued focus on downtown as a civic, cultural, and economic anchor for the City.
- Support for a mix of housing types and the concept of complete neighborhoods.
- Recognition of the importance of aligning land use decisions with infrastructure efficiency.
- A comprehensive, integrated planning framework that connects land use, mobility, housing, and quality-of-life considerations.

Five Key Areas for Improvement and Refinement

- Simplify and clarify the land use and place type framework to improve usability, predictability, and day-to-day application.
- Better integrate infrastructure capacity, growth sequencing, and capital planning into policy guidance.
- Update assumptions and strategies to reflect accelerated, employment-driven growth and current market conditions.
- Strengthen implementation guidance so plan policies translate clearly into everyday administrative and regulatory decision-making.
- Improve clarity, prioritization, and communication to ensure the Plan is accessible, actionable, and widely understood.

City of Taylor

Diagnostic Report | Land Development Code

Draft Date: April 2, 2026



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Introduction

This Diagnostic Report provides an initial evaluation of how well Taylor’s existing Land Development Code (LDC) aligns with current conditions, community priorities, and emerging needs. As the City and its surroundings continue to grow, it is essential to understand key areas where the code’s performance can be enhanced to align with Taylor’s long-term goals.

The diagnostic phase brings together insights from a review of the LDC, stakeholder and community input, demographic and development trends, and an evaluation of City planning and development processes. Collectively, these sources reveal the key opportunities and challenges that will shape Taylor’s future.

This report identifies key recommendations and items for consideration regarding potential amendments to the LDC. Its intent is to identify community preferences and experiences and compare them to the regulations currently in place, identifying where additional clarity or updates may be needed and which topics warrant greater focus during the upcoming LDC amendments. The findings highlight both strengths and gaps in the existing regulations and point to where adjustments could better support housing needs, mobility and safety, development processes, economic growth, quality-of-life amenities, and downtown vitality.

Stakeholder Engagement

Summary and Feedback

As part of this diagnostic phase, the project team held over forty individual and small-group interviews with Taylor stakeholders. The interviews included representatives from local businesses, real estate professionals, developers, the school district, the Chamber of Commerce, the Economic Development Corporation, current and former civic leaders, and community investors. The project team conducted interviews and discussions on the current Comprehensive Plan and Land Development Code. These discussions aimed to gain a deeper understanding of the current challenges, opportunities, and perceptions of Taylor’s development environment.

Community Engagement Overview



What We Heard: Key Themes from Stakeholder Conversations

- **Community identity is a shared priority:** Stakeholders expressed pride in Taylor’s history, character, and cultural diversity. Stakeholders, particularly those who measure their time in Taylor in decades, spoke of the feeling of everyone knowing each other, disagreeing on business issues or politics but not letting it interfere with friendships and relationships. Likewise, they spoke of Taylor being “an easy place to live” where people felt content, and a self-supporting local economy in which Taylor was not typically impacted by regional economics. There is a strong interest in maintaining the City’s traditional features like the street grid, walkability, and distinctive architectural fabric. At the same time, many believe the community needs a clearer and more unified vision to steer growth. Several noted the importance of aligning City leadership, staff, and external partners to communicate a consistent direction for Taylor’s future.
- **Downtown remains a strength but faces persistent challenges:** Stakeholders value the historic character of downtown and see it as a differentiator for Taylor. At the same time, vacancies, building maintenance issues, and slow permitting processes hinder efforts to revitalize the area. Business owners noted difficulty navigating signage rules, fire suppression requirements, and the reuse of older buildings. Many view downtown as a major asset that requires consistent support, clear guidelines, and effective strategies to encourage reinvestment.
- **Housing needs are not being met across the market:** The community lacks a full spectrum of housing options. Stakeholders highlighted unmet demand for workforce housing, senior cottages, missing middle formats, and higher-end executive homes. Teachers, public employees, and young families struggle to find attainable units, while industries and employers note that the lack of housing

limits their recruitment efforts. The market is active, but developers face barriers tied to utilities, approvals, and uncertainty about what is permitted.

- **Development processes lack predictability:** Stakeholders consistently described the development review process as slow, complex, unclear, and inconsistent. Many noted receiving varying interpretations of standards and a lack of clear points of contact, which can cause substantial project delays and additional costs. Stakeholders emphasized the need for transparency, timely communication, and straightforward guidelines that align with best practices.
- **Infrastructure capacity creates barriers for growth:** Water and wastewater limitations were repeatedly cited as obstacles for residential, commercial, and industrial projects. Several stakeholders reported difficulty obtaining clear commitments for service availability. These uncertainties discourage development and create additional financial risk. Improvements to utility planning, capacity forecasting, and coordinated infrastructure extensions will be crucial as the community expands and needs to be clearly integrated into the development process.
- **Safety and mobility concerns affect daily life:** Transportation challenges surfaced across all interviews. Parents and school district staff noted safety issues near campuses and along corridors such as FM 973 and Chandler Road. Business owners cited congestion, signal timing problems, and limited multimodal options. Stakeholders expressed interest in improved walkability, safe crossings, and more consistent sidewalk networks. Some also emphasized the potential for public transportation and better awareness of existing rail services.
- **Amenities and quality of life features are lacking:** Stakeholders emphasized the need for parks, trails, pools, and everyday gathering spaces. Families and new residents expect a broader range of

amenities than many new subdivisions currently provide, and existing residents perceive growth as not enhancing their quality of life and amenities to the level they hoped. The limited availability of shaded, comfortable, and well-designed public spaces reduces opportunities for community interaction. Amenities are viewed as essential to attracting young families, supporting health and wellness, and maintaining competitiveness with neighboring communities.

- **Economic diversification requires stronger alignment:** Economic development partners aim to foster a balanced economy that encompasses manufacturing, emerging industries, and locally oriented retail. Stakeholders noted the need to better align land use, infrastructure, and development policy to support employers and the workforce. Some see opportunities tied to the county's spaceport designation, while others stress the importance of strengthening local skills pipelines. Retail recruitment continues to face challenges due to demographic shifts, infrastructure limitations, and limited rooftops.

Interim Amendments

On March 26, 2026, City Council authorized City staff to prepare necessary amendments to the Land Development Code (LDC) to:

- Increase the required plans threshold to facilitate greater use of administrative and streamlined approval of smaller projects;
- Establish clear standards for high-resource-intensive uses, including data centers, addressing land use location and infrastructure demand;
- Building height or compatibility standards when higher-intensity uses are sighted adjacent to existing single-family uses;
- Define and develop appropriate standards governing Accessory Dwelling Units (ADUs);
- Develop needed amendments and additions to Definitions section of the LDC (e.g., employment center);
- Define and address deficiencies in the LDC regarding current Non-Conforming uses and buildings, particularly in Downtown;
- Develop regulations for short-term rental of residential units;
- Develop appropriate parking requirements for uses or developments, including appropriate standards for new uses and infill uses.

Current State of Regulations

Overview

The project team’s review of the current LDC focuses on making high-level recommendations based on stakeholder experiences and the code’s current structure. Overall, stakeholders liked the values and aesthetic of the development the LDC promotes, but many described difficulties understanding the code or clearly defining its applicability. Accordingly, the project team’s key recommendations pertain to enhancing the code’s usability and streamlining the development process.

Key Recommendations

Make the Code User-Friendly

The top recommendation of this LDC diagnostic is to improve the code’s usability. Internal and external stakeholders expressed confusion about the applicability of and processes contained within the code, as well as language inconsistent with regional norms. The LDC requires intensive staff interpretation by design. For example, the code describes pre-application meetings as opportunities for the City to “determine the appropriate submittal requirements and process(es)” for development applications. While details of the application process will necessarily need clarification from the City, required processes and applicable standards for development should be mostly clear through reading the LDC alone.

The organization of the code’s processes tends to include high-level and clarifying information at the end of each process section. While providing clarifications and caveats towards the end of a section is typically a best practice, the code’s unconventional processes (discussed below) do not lend themselves well to this treatment. At a minimum, restructuring the code to provide specific definitions and details of each process up front would aid readability.

Similarly, the LDC’s usability could be improved by providing stronger cross-references throughout the document. In many cases, new concepts – like Neighborhood Plans – are used and referred to through several discrete processes before the code provides definitions or context. The need to skip backward and forward in the code to understand the concepts under discussion can create confusion for readers who need to understand the overall development process. Further, including cross-references (and hyperlinks) between sections of the LDC would increase user-friendliness by allowing code users to quickly refer to relevant sections of the document. Finally, codifying the Land Development Code with the rest of the City’s ordinances would support both staff and external code users applying the code.

Revise the Development Process

The LDC’s development process adapts the City’s land use authority in an unconventional manner. The code complies with the State’s legal requirements, yet the processes’ unique structure is uncommon. For example, the development plan processes require details usually seen in small area plans or PUDs. These requirements present the potential for proposed developments to undergo several rounds of revision before developers have confidence in what can be built, reducing the predictability of outcomes and project timelines in ways that impact project viability and finance. Overall, stakeholders appreciated the quality of development under the LDC, but directed comments toward the level of difficulty it poses for development and that a better process should be sought to achieve outcomes.

Within the context of the regional growth surrounding Taylor and stakeholders’ stated concerns about being “left behind” with respect to housing and commercial opportunities, the choice to use a development process with intense, costly, up-front involvement in development proposals should be weighed carefully. In Taylor’s case, adjusting the development process to match regional best practices and minimize uncertainty could alleviate some of the burden of uncertainty on new development by instead leveraging prescriptive standards. Additionally, streamlined processes and

clear standards would reduce the level of interpretation required of staff. Currently, every development larger than 2.5 acres is required to go through a development layout process before a preliminary plat can be filed. This structure mirrors a typical Planned Development District approval process, which can add unnecessary staff time and risk to many projects.

Typically, strong development standards applicable within specific zoning districts are better for encouraging quality development than requiring complex processes with early public/stakeholder input. Specific standards for development should be the City's primary tool for regulating the built environment.

Calibrate the Development Standards

Further calibration of the development standards and building typologies should be a major feature of an LDC rewrite. Stakeholders liked the goals of the preferred development patterns but want additional options. The prevailing feeling is that the vision and outcomes coded into the LDC are desirable, but that there should also be simpler, by-right options for development and more demonstrated awareness of how development is practiced. Stakeholders noted that the complexity of the processes combined with the detailed standards of the current LDC requires development to follow a longer, less predictable, and more expensive process than in other nearby municipalities.

One item for consideration in adjusting the development standards is providing checklists or points-based systems for building and lot features. The existing code contains the essential elements suitable for conversion to a point system, and the restructuring could make it simpler for potential developments to be compared to the code's expectations as well as build in incentives and bonus structures for projects that exceed code minimums.

Check for Legal Compliance

Finally, updates from the 2023 and 2025 Texas legislative sessions and recent case law should be integrated into the LDC during any code update. The entire code will be reviewed for legal best practices during the update.

Some specific areas marked in FNI's review are: Subdivision plat types and timelines, vesting of development rights, zoning notifications, zoning upon annexation, auto-expiry of planned development districts, application submittal timelines, and sign regulations. These sections are generally compliant but may require updates to meet new state requirements and process opportunities created by new state law language. Several of these issues are noted for interim resolution measures (during the term of the code rewrite) in the Potential Interim Amendments Appendix below.

Detailed Review of Current Regulations

Chapter 1 - Intent and General Provisions

Summary

Chapter 1 contains the general provisions, purpose, and enabling language for the LDC. It establishes the rules of construction and elements of continuity associated with the LDC update. Major sections include:

- Section 1.1 (Title) notes that the LDC was adopted on November 9, 2023, which was between Comprehensive Plan updates #2 and #3.
- Section 1.3 (Intent) describes the scope and approach of the LDC: It regulates by setting standards at three scales, the city; the neighborhood; and the block, street, lot, and building. The LDC's provisions were assembled by studying and codifying Taylor's historic development patterns. This section describes the major themes to be realized at each scale.
- Section 1.9 (Transitional Provisions) provides a zoning equivalency table and standards for zoning newly annexed property. The equivalency provisions exempted planned developments with a two-year expiry timeline.
- Section 1.10 (Effect on Existing Conditions (Nonconformities)) sets standards for determinations of legal and illegal nonconforming statuses for lots, sites, structures, signs, and land uses. The Director of Development Services makes this determination with an appeal to the ZBA.
 - This section permits the DRC to allow reoccupation of abandoned nonconforming structures with an appeal to the ZBA. Conversions of nonconforming land uses to specific uses are allowed, as are conversions of nonconforming uses to other nonconforming uses of lower

impact at the Development Services Director's determination.

- Additionally, this section enables a general warrant process to request a deviation of up to 5% from any numerical standard through the DRC. Variances may be requested from the ZBA in the event of a warrant's denial (i.e., by appeal) or of a deviation of greater than 5%.

Feedback

- Stakeholders emphasized that the revised code should anticipate the growth happening around Taylor, incorporating strategies for both workforce-level and executive-level housing and commercial options. Stronger comprehensive plan and development code synchronization regarding growth on the periphery is critical, with a need to update the Comprehensive Plan to address this periphery being referenced by multiple people.
- Taylor's growth was commonly understood to be two to four years behind Hutto and Georgetown, leading stakeholders to prefer minimizing barriers to quality development.
- Stakeholders commented on the readiness of Taylor's historic areas for densification. Several noted that the code needs to be very flexible regarding historic or old properties that conflict with rights-of-way. This consideration was highlighted in land use, transportation, and development process discussions. There was also some concern about upzoning potentially but unintentionally creating risk for historic building demolition (See Chapter 6 and the Potential Interim Amendments Appendix below).

Recommendations

- Review and update the chapter's provisions for compliance with state law.
- Simplify Table 1.9.2(A) (Zoning Translation). This equivalency table is very descriptive, but too complex to be useful as a reference. A

simplified supplemental table could be added within the development process or zoning chapters.

- Generally, the translation scheme between growth sectors, future land use designations, and place types is difficult to grasp, and may be best addressed via an update to the Comprehensive Plan where the complexity rests. The connections between these designations and “development patterns” should be clarified and streamlined. Prioritize cross-references and consolidation of the separate dashboards, at a minimum.
- Review and consider the transitional provisions (expirations) for planned developments.
- Revise the purpose/value statements of the LDC (Section 1.3.1 – 1.3.3 The City; The Neighborhood; and The Block, Street, Lot, and Building) based on the comprehensive plan rewrite. The purpose statements should be direct and illustrate the connection between the Comprehensive Plan’s districts and the code measures used to achieve the districts’ goals. Keep non-regulatory language in the Comprehensive Plan. Codify requirements for the things mentioned in the vision statements, like alleys and walkable/bikeable routes to schools, whether as minimums or with offsets/incentives, providing appropriate flexibility for geographic contexts, topography, and adjacent development.
 - Consider updates to documents outside the comprehensive plan/LDC necessary to realize the center-first, infill-focused, and self-sustaining goals for development.
- Ensure 1.9.1 (Zoning Upon Annexation) incorporates relevant provisions from TLGC § 43.002 regarding continuation of prior uses and is consistent with state rules.
- Consider adding flexibility to the Section 1.10 (Effect on Existing Conditions (Nonconformities)) regulations, to allow and encourage

gradual upgrades/variations for residences and small businesses to support organic change (see the Potential Interim Amendments Appendix below).

Chapter 2 – Development Process

Summary

Chapter 2 outlines the development process contained within the LDC. It begins with an overview of the process, then details the application and review processes.

Typically, all development begins with a pre-development meeting. This is intended to involve staff at the earliest stage of the development design phase and is ostensibly required due to the LDC’s unconventional processes. Pre-development meetings are facilitated by the Development Review Committee (DRC).

If a property requires a rezoning to a different place type, rezoning is the next step. Rezoning applications are reviewed by the DRC and heard at public hearings by the Planning and Zoning Commission and at City Council.

If no rezoning is required, a property may still need to go through a conceptual planning process prior to platting. The Infill Neighborhood Plan process applies to properties over 2.5 acres.

If a plat or replat is not required, the applicant must submit an Administrative Plat Application and building permits/site development plans. If a plat or replat is required, the applicant must submit a Preliminary Plat and Subdivision Improvement Plan prior to a Final Plat Application.

Section 2.3 (Review Authority) begins with an overview table of review authorities for the different application types identified above. Successively, the section describes the composition and roles of the Planning and Zoning Commission, Zoning Board of Adjustment, Historic Preservation Commission, and DRC.

Application Types

The chapter next details the detailed processes for the following application types:

- General Applications
 - Annexations
 - Comprehensive Plan Amendments
- Zoning Applications
 - Neighborhood Plans
 - Infill Neighborhood Plans
 - Employment Center Plans
 - Place Type Zoning Map Amendments
 - Special Use Permits
 - Place Type Zoning Verification Letters
 - Place Type Zoning Ordinance Text Amendments
 - Appeals of Place Type Related Administrative Decisions
 - Place Type Zoning Variances
 - Place Type Special Exceptions
 - Place Type Warrants
- Subdivision Applications
 - Neighborhood Plans
 - Infill Neighborhood Plans
 - Preliminary Plats
 - Subdivision Improvement Plans
 - Final Plats
 - Minor Plats
 - Amending Plats
 - Replats
 - Vacating Plats
 - Plat Certification Letters
 - Appeals of Subdivision-Related Administrative Decisions
 - Subdivision Warrants
 - Subdivision Variances

- Site Development Applications
 - Site Development Plans
 - Streamlined Site Development Plans
- Sign Applications
 - Sign Permits
 - Master Sign Plans
 - Sign Variances
- Historic Preservation Applications
- Certificates of Appropriateness

- Centralize the applicability and procedures provisions for Infill Neighborhood Plans and Neighborhood Plans. The applicability of these processes is unclear in this chapter and the following. Additionally, create cross-references/clarifications for how the Neighborhood Plans and Infill Neighborhood Plans work, as they are described in both the Zoning and Subdivision procedures sections.
- Clarify the standards for decisions on Neighborhood Plans. The Neighborhood Plan process requires a design charette or urban design consultation as part of the approval procedures, but could be more explicit in describing conditions, limitations, and approvals/resubmittals.
 - Requirements for applicants to use particular consultants/firms as part of this process should be removed. The charette/design consultation process itself should be removed.
- Resolve apparent contradictions in the Neighborhood Plan and rezoning processes. The priority of these application types is unclear: The Neighborhood Plan processes allow for simultaneous submittal of rezoning applications and plats in some cases, while the rezoning procedures section states that Neighborhood Plan applications replace rezoning applications in cases that seem to be the same. The same critique applies between Neighborhood Plans and Comprehensive Plan Amendments.
- Differentiate the Neighborhood Plan and Preliminary Plat processes further. These processes are duplicative and both are required except in special cases.
- Confirm or rewrite the Neighborhood Plan provisions pertaining to expiration. Since Neighborhood Plans incorporate zoning, automatic expiry may need to be revised to meet state law.

Feedback

- Stakeholders noted that uncertainty and long approval processes limit Taylor's attractiveness to development compared to other nearby cities. The discretionary approval process of neighborhood plan/infill neighborhood plan is frustrating for developers, particularly since a rezoning is not necessary. Some described it as the equivalent of requiring a PUD for nearly any new development.
- The Place Type Zoning Districts and Neighborhood/Employment Center Plans are unfamiliar to many builders, leading many to reach out to staff for interpretations. Stakeholders reported that the difficulty of interpreting the code means that many questions cannot be answered quickly, leading to loss of leases and sales.
- Stakeholders wished to prioritize expanding housing choice and making it easier to build additional units at all price points.

Recommendations

- Review and update the chapter's provisions for compliance with state law.
- Consider removing the Infill Neighborhood Plan, Neighborhood Plan, and Employment Center Plan processes. Recommendations related to these plan types, if kept, are as follows:

Detailed Review of Current Regulations

- Clarify the applicability of the warrant/variance process to Employment Center Plans. The provisions for these plans anticipate modifications to the standards but do not clarify whether the plans are flexible or whether the warrant/variance processes are expected. A better approach is to comprehensively evaluate for potential use-specific standards so the code can be more prescriptive and predictable, providing regulatory certainty.
- Clarify the applicability of the warrant/variance processes overall. Items in the development standards that are not simple numerical adjustments are described as eligible for warrants. Consider rephrasing warrants as some type of alternative compliance approach more common regionally.
- Consider allowing concurrent submittals of Subdivision Improvement Plans and Final Plat when pursuing a fiscal surety pathway. The processes are not designed to run concurrently, though subdivision improvements can be bonded for the purposes of submitting a Final Plat application.
- Confirm the plat and Subdivision Improvement Plan expiry timelines – there appear to be some cases where provisions for extensions do not reset/extend the expiry timelines for previous approvals.

Chapter 3 - Neighborhoods, Additions, Subdivisions

Summary

Chapter 3 describes the LDC’s processes for Neighborhood Plans and includes regulations for the layout of new areas and documents required for different application types. This chapter is analogous to a typical subdivision ordinance.

The LDC uses Neighborhood Plans, Employment Center Plans, Engineering Plans, and plats for the subdivision of land with the City. Chapter 3 uses the former two plan types to create micro-plans when new development is proposed. Functionally, Neighborhood and Employment Center Plans are like small area future land use maps or planned unit developments.

The LDC bases the standard area for Neighborhood and Employment Center Plans on “pedestrian sheds” (roughly 80 acres). Groups of place type zoning designations are established and titled “development patterns”. Each pedestrian shed requires a development pattern to be assigned to determine the typology of what is built within it. Each Neighborhood or Employment Center Plan can contain several development patterns.

The LDC allows Neighborhood Plans to be submitted concurrently with plats and place type zoning change applications. The intent of the procedures is that a preferred development type will be selected at the beginning of the development process, then the layout and characteristics of the neighborhood will be determined by the distribution of place types characteristic of that development pattern. Properties smaller than 2.5 acres do not require a development pattern. Properties greater than 2.5 acres but smaller than 80 acres use the TND development pattern or the adjacent development pattern(s).

After a Neighborhood or Employment Center Plan is approved, the applicant can submit a preliminary plat for the property. Subdivision Improvement Plans in accordance with the engineering criteria and the Preliminary Plat may be submitted after Preliminary Plat approval. A Final Plat may be submitted after the construction of the subdivision improvements or after

providing financial security for 110% of the value of the improvements. After the Final Plat is recorded, site development plans and building permits may be submitted.

Infill development is addressed separately through an abbreviated process. Infill is divided into two types: Infill on existing platted lots, and infill that requires modification to existing platted lots. Infill Neighborhood Plans are a special type of Neighborhood Plans that allow concurrent submission of the necessary plats and grant the DRC the ability to use the Infill Neighborhood Plan in lieu of a Preliminary Plat.

Section 3.8 (Neighborhood Design Standards) contains typical subdivision standards/regulations pertaining to blocks, lots, streets, and utilities. The LDC emphasizes trails, sidewalks, and other pedestrian features as the primary concern in subdivision design. Street designs from the Engineering Manual are referenced in this chapter, which assigns widths, intersection characteristics, and other features like tree buffers and street lighting characteristics. Street and sidewalk configurations are assigned based on the place type zoning district in which they are located.

Section 3.8 includes many provisions encouraging high-quality development. A key item is allowing paths and trails to count as public access to new lots. Likewise, the chapter sets variable block lengths and perimeters by place type zoning district. These standards should be adjusted, but they provide a solid base for modification.

Feedback

- Stakeholders stated strongly that clear, predictable rules and approval processes are preferred over discretionary approvals.
- Confusion over the unique and overlapping names of plan types and Place Type Zoning Districts was mentioned by several stakeholders.
- Requirements for mixed-use development constrain growth by limiting development opportunities to only developers who can build multiple product types and does not allow for the opportunity for engaging developments based on adjacencies and well-planned connectivity. Several stakeholders commented on the difficulty

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single-use/single-product clients have in securing partnerships or funding for mixed-use projects.

- Stakeholders generally preferred developments with amenities, requesting that additional requirements for things like pools, parks, and trails be included in the code update.
- Stakeholders were in favor of adding requirements for alternative modes of transportation, especially near housing and schools.

Recommendations

- Review and update the chapter's provisions for compliance with state law.
- Include cross-references to the tables and standards within this chapter in the place type zoning district sections of Chapter 4.
- Create graphics illustrating the approval and review processes within this chapter.
- Clarify and add an illustration to the transition building line provision in Section 3.8.2.15.
- Consider whether Neighborhood Plans, Employment Center Plans, and Infill Plans can be removed to help streamline the development process. While these steps support desirable development patterns, their inclusion requires additional steps in the development process that are not typically seen in Texas, which may hinder future development. Provisions for alternative subdivision design (e.g., cluster development, diverse housing neighborhoods, traditional neighborhood design) could instead be permitted by-right and included with the subdivision design standards while still accomplishing similar design outcomes.

[Note: Other recommendations contained herein are provided related to these plan types in case the plan types are retained; if the plan types are removed, the related recommendations are no longer applicable. See also: the Potential Interim Amendments Appendix]

- Clarify on the two methods of exempting a property from the requirement to plat: Per Section 3.5.2, properties can be exempted from platting either through a warrant through the DRC or by a variance through PZC. It is not clear how the processes or requirements differ or why there are two options.
- Relocate the Section 3.6.1 discussion of Development Patterns to earlier in the chapter or with other subdivision design requirements.
- Clarify how the area assigned to the different place type zoning districts within each Development Pattern is calculated.
- Review and clarify the overlap between the “Employment Center” Development Pattern and the comprehensive plan growth sector, future land use designation, and a local plan type of the same name. The different zones may be titled the same because they are mutually inclusive, but some distinction would aid readability.
- Relocate the Section 3.6.1.7 definition of “pedestrian shed” to a place before the provisions relating to the distribution of place type zoning districts within Development Patterns. The current location is confusing since it is a method of measurement used in the Development Patterns discussion. Additionally, consider including a quantifiable size or area for a pedestrian shed. The size varies, but issues with interpretation and applicability may come up without a definite standard.
- Section 3.6.4.1: Consider revising the Neighborhood/Employment Center Plan process to require specific standards to be met. There is a high level of risk and investment required of applicants prior to any certainty about the process or outcome. Additionally, consider reducing the scope of permitted deviations.
- Section 3.8.2.3: The LDC has many excellent provisions allowing lots to front on *any* public ROW (meaning inclusive of trails and parks), but includes a requirement that appears to require PZC approval for blocks that are not bounded on all sides by streets.

Consider amending to clarify whether alternative ROWs are also acceptable boundaries.

- Section 3.8.2.4: This allows applicants to propose half-blocks along their subdivision boundaries “if the applicant can demonstrate that the remainder of the block can feasibly be completed on the adjacent property, and that upon completion, the block will comply with the maximum dimensions of this LDC,” which seems to bind a future adjacent developer of an unrelated project to a particular layout. Different place type zoning districts (with different block standards) may be assigned to adjacent properties depending on that property’s Neighborhood Plan/Development Patterns when they are established. An approach could be to establish more consistency in maximum block lengths so that such potential for conflict is reduced, and establish prescriptive circumstances in which administrative waivers are possible.
- Review Chapter 3 for regulations with built-in flexibility and consolidate the standards and ranges of flexibility in one place. For example, the civic space proximity regulations in 3.8.5.2 could be consolidated with the exception in 3.8.5.1 placed below it.
- Include roundabouts as a recommended intersection type in Section 3.8.1.6. Consider whether to prescribe roundabouts as the preferred approach to traffic management rather than signalized intersections based on the types of streets intersecting.
- Calibrate sidewalks, paths, and trails requirements to avoid future gaps. Require sidewalks, paths, and trails to be completed with streets and other transportation infrastructure.
- Remove the requirement in Section 3.8.3.8 that requires that “Lots shall be sized to provide the least amount of frontage necessary to accommodate the building type proposed for the lot”.
- Section 3.8.4.2(5): Add a requirement for drainage facilities to be either dedicated on the Final Plat or to have the instrument number

of the separate instrument recorded on the Final Plat and in the Final Plat notes.

Chapter 4 - Place Type Zoning Districts

Summary

Chapter 4 contains the Place Type Zoning District regulations. It outlines the ten Place Type Zoning Districts and provides development standards applicable in each. Section 4.2.3 (Establishment of Districts) details the intent and purpose of each, and Section 4.3 (Place Type Zoning District Development Standards) catalogues the dimensional, parking, and street, frontage, building, and sign type standards applicable within each district. Section 4.3.1 (Place Type Zoning District Details) provides single-page graphical dashboards for the standards of each district.

The place type districts are:

- P1: Nature
- P2: Rural
- P2C: Commercial
- P2.5: Large Lot
- P3: Neighborhood
- P3M: Manufactured Housing
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- CS: Civic Space
 - The CS place type contains five sub-types: Park, Green, Square, Plaza, and Pocket Park.

The chapter reiterates the fact that the place types are derived from Taylor’s existing development patterns and describes them as differing in development intensity, building types, relationship to the natural

environment, and mix of uses. The district dashboards and summary tables encapsulating the district standards communicate the essentials well and are readable.

The ten place types (through the equivalency table in Chapter 1, Section 1.9) are grouped in areas on the future land use map, describing the mix of Place Type Zoning Districts appropriate within each sector. The table below contains two columns from Table 1.9.2(A) (Zoning Translation), illustrating the connections between future land use designations and place types:

| Future Land Use Designation | Place Type Zoning District |
|------------------------------|---|
| Area of Minimal Change | P2: Rural P2C: Rural Commercial |
| Neighborhood Greenfield | P2: Rural |
| Employment Center: Regional | EC: Employment Center |
| Employment Center: Community | EC: Employment Center |
| Special Employment District | EC: Employment Center |
| Neighborhood Infill | P3: Neighborhood P2.5: Large Lot P3M: Manufactured Housing P4: Neighborhood Mix CS: Civic Space |
| Civic Center: Neighborhood | CS: Civic Space |
| Civic Center: Community | CS: Civic Space |

| Future Land Use Designation | Place Type Zoning District |
|---------------------------------|----------------------------|
| Market Center: Regional | P5: Urban Center |
| Market Center: Community | P5: Urban Center |
| Market Center: Neighborhood | P4: Neighborhood Mix |
| Employment Center: Neighborhood | P4: Neighborhood Mix |

Feedback

- Stakeholders expressed concern that the Place Type Zoning Districts focus on buildings alone and prefer districts with clearer allowed/permitted uses and that require/encompass additional amenities/uses.
- Stakeholders generally find the Place Type terminology unfamiliar and require staff assistance to understand what is allowed. Several stakeholders mentioned the need for interpretation significantly slowing down development processes.
- Stakeholders preferred zoning districts, code requirements, and permitted uses that are easy to understand and straightforward. Several requested a summary of the districts that developers can reference to understand what can be built.
- One key issue stakeholders mentioned was the need for code interpretation or detailed consultation for common questions (e.g., where can which types of businesses be located; can an ADU be built on this lot; do I need a separate meter?).

Recommendations

- Review and update the chapter’s provisions for compliance with state law.

- Revise the zoning district names to clarify what the intention of each district is.
- Consider revising the Private Frontage Type, Building Disposition, and Street Type standards to create a point-based design standard applicable to all districts. Consolidating the standards would aid interpretation and afford additional flexibility while maintaining a specific level of development quality.
- Add a simplified permitted use chart to help users understand the land use types allowed within each district.
- Revise the allowances for by-right development, providing a minimum certain level that is permissible without going through a rezoning or planning process. Section 4.1.1 states that the Place Type Zoning Map’s zoning designations identify only the maximum density and do not entitle the whole property to be developed with that place type, meaning “the final allocation of place types shall be determined” through the Neighborhood or Employment Center Plan processes. This introduces a great deal of uncertainty to the development process and the typical pro forma necessary for developers to secure financing. An alternative, for example, may be to establish maximums and averages. Another alternative could steer away entirely from density and instead leverage height/bulk standards, lot coverage/FAR and lot width since “density” is a commonly misunderstood term as it pertains to actual built environment outcomes.
- Include cross-references and hyperlinks between the Place Type Zoning District dashboards and the relevant regulations/tables in the LDC.
- Consider adjusting the off-street parking and signage regulations in the P1: Nature Place Type Zoning District. This district allows uses that may need off-street parking and/or signage. Current permitted uses are: temporary commercial uses; carts, kiosks, and food trailers; and civic buildings.

Chapter 5 - Private Lot Development Standards

Summary

Chapter 5 contains the regulations relevant to development on individual properties. The chapter lists the Building Types and distributes them among the Place Type Zoning Districts established in Chapter 4. Simple limitations on the use permitted within each Building Type and district are established in Section 5.2.2 (Building Function by Building Types). Provisions applicable to all development, such as lighting, parking, and sign standards, are grouped in this chapter.

The development standards of each district are applied to lots by regulating the dimensions and design of four “zones” along frontages (including travel, parking, landscape, and sidewalk zones) and three “layers” (first, between the building and the street; second, between the front and rear of the building; and third, between the rear of the building and the rear property line).

Throughout the chapter, lot placement, private frontage type, parking, outdoor storage, landscaping, lighting, fencing, performance, and sign standards vary based on the Place Type Zoning District in which a property is located. Key to the application of these standards is that only some building types are allowed in each place type – meaning the corresponding standards for things like fences will vary. This allows flexibility in the design of properties, while setting certain minimum and maximum standards within each district.

Feedback

- Stakeholders expressed mixed opinions about the building types allowed within the historic downtown and downtown-adjacent neighborhoods. While the building typologies are developed based on examples from Taylor’s historic built environment, stakeholders believe that the development standards regarding the appropriateness of new buildings in established areas could be stronger or more sensitive to the immediate context.

- Stakeholders prefer that predictability, standardization, and transparency in the development process are emphasized over the negotiation of project details.
- Allow and encourage additional multifamily development. Stakeholders agreed that multifamily is needed, but it is not wanted in many areas. This seems related to maintaining quality over time as well as scale.
- Enable some flexibility but prioritize predictability. Stakeholders stated that developers want to know the zoning and development requirements upfront and receive timely answers/interpretations when necessary. At the same time, nearby residents seek similar predictability.

Recommendations

- Review and update the chapter’s provisions for compliance with state law.
- Revise the applicability of the development standards to the P1 district. Permitted uses in the district include civic buildings, but no building features are currently required or allowed.
- Section 5.4.3.5: Consider adding minimum size requirements for parking lot landscaped areas.
- Consider linking building design elements and landscape/site design elements, shifting to a points-based system that establishes minimums for each, along with a combined score, with bonuses/incentives unlocked when point levels are exceeded to certain degrees to reward higher quality development.
- Clarify how the principal building of a lot is determined for Building Types like Cottage Courts or Manufactured Home Parks with multiple units. Add this clarification to Section 5.3.5 (Building Disposition), which describes the lot positioning of principal buildings.

- Consider consolidating the height limitations in Chapter 4 and this chapter in one place, standardizing the height measurements in feet.
- Consider adjusting the Section 5.3.2.2 requirement for buildings within the 100-year floodplain to be built two feet above the base flood elevation to add “or above the curb level, whichever is higher.”
- Consider revising the 20% glazing requirement in private frontages in Section 5.3.7.2 to a lower requirement for residential uses.
- Section 5.6.1: Consider incorporating/cross-referencing additional landscaping regulations from the cited Taylor Code of Ordinances Chapter 28, where the landscaping standards are listed.
- Section 5.9.4.1, Performance Standards, requires “all buildings and sites” to be “designed to adapt over time to house different uses”. Clarify whether this requirement intends for residential structures to be built to commercial codes. Include prescriptive criteria if this provision is important, or clarify what features buildings and sites should include to provide the required adaptability.
- Section 5.10 (Sign Standards) and especially 5.10.4 (Signs Exempt from Requiring a Sign Permit) and 5.10.11 (Prohibited Signs): Review to ensure compatibility with legal best practices.

Chapter 6 - Historic Preservation

Summary

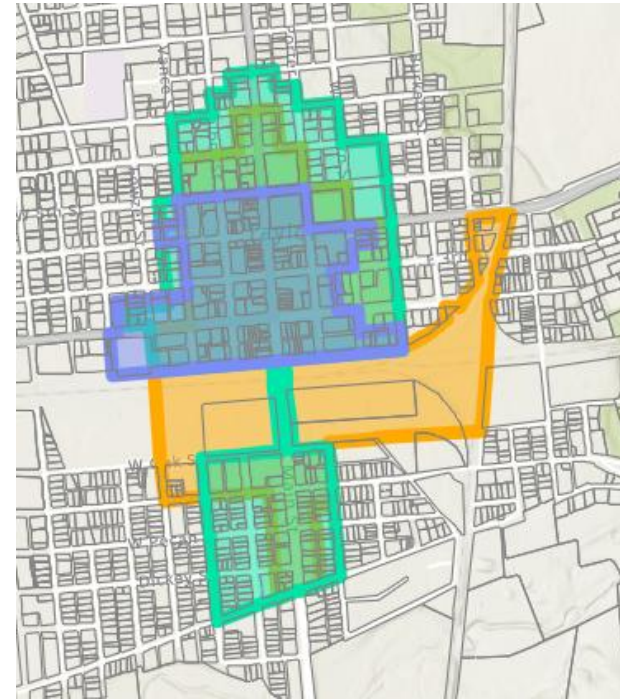
Chapter 6 houses the provisions pertaining to historic preservation. The chapter enables the Historic Preservation Officer, describes the designation of local historic landmarks and districts, and lists the NPS's criteria for the designation of historic resources.

Sections 6.1.5 (Ordinary Maintenance) and 6.1.6 (Minimum Maintenance Standards) establish minimum maintenance standards for historic resources. Section 6.1.7 (Demolition by Neglect) enables the protection of abandoned historic resources and enables City enforcement. Sections 6.1.8 through 6.1.11 set the standards, procedures, and criteria for certificates of appropriateness for new construction and alterations.

The regulations within and structure of this chapter mirror the best practices recommended by the Texas Historical Commission.

Feedback

- Stakeholders noted the difficulty of navigating both the Place Type Zoning District regulations and the historic building regulations – especially regarding sign regulations, saying that the high level of uncertainty leads to many requests for interpretation from City staff. This has also prompted some resistance to establishing locally-designated historic districts.
- Differences between the Central Business District, Main Street Program, and Historic District boundaries create confusion.
- Upzoning via the Place Type Zoning appears to have created a risk of losing historic resources outside the current Historic District boundary, or promoted infill designs that are not sympathetic to the context adjacent to historic resources.



Recommendations

- Review Chapter 6 for compliance with state law/Texas Historical Commission best practices.
- Create graphics illustrating the approval processes contained within this chapter.
- Evaluate potential expansion or establishment of new historic districts.
- Consider historic district alternatives for neighborhoods adjacent to the Historic District, such as neighborhood conservation districts, that introduce alternative requirements without stepping into discretionary review (e.g., Certificates of Appropriateness).

Chapter 7 - Definitions

Summary

Chapter 7 contains the definitions for the LDC.

Feedback

- Stakeholders mentioned the unfamiliarity of key terms (Place Type names, development process terms, development plan types).

Recommendations

- Review and update the chapter's provisions for compliance with legal best practices.
- Create cross-references/hyperlinks between terms and their first/significant usages within the LDC.
- Establish definitions for the permitted use chart, recommended in Chapter 4.

Conclusion

This diagnostic report provides a focused assessment of how Taylor's current Land Development Code functions in practice and how well it aligns with community priorities, market conditions, and state requirements. The findings contained herein point to a consistent need for clearer standards, improved usability, and more streamlined processes, while preserving the character and development quality valued by the community.

This report establishes a clear framework for the next phase of work. Phase Two will translate the diagnostic insights into targeted updates and amendments to the LDC, with an emphasis on restructuring the code, simplifying procedures, calibrating development standards, and ensuring consistency with Texas law and best practices. This effort will result in a more accessible and predictable regulatory framework that supports growth, reinforces community identity, and better serves residents, staff, and the development community.

Appendices

Proposed Code Outline

Chapter 1. General Provisions

- 1.1. Title
- 1.2. Purpose and Intent
- 1.3. Authority
- 1.4. Applicability and Jurisdiction
- 1.5. Minimum Standards and Conflicting Provisions
- 1.6. Rules of Construction
- 1.7. Transitional Provisions
- 1.8. Fees
- 1.9. Adoption
- 1.10. Enforcement

Chapter 2. Administration and Development Procedures

- 2.1. Administration
 - 2.1.1. Development Process Overview
 - 2.1.2. Administration and Enforcement
 - 2.1.3. Review and Decision-Making Bodies
 - 2.1.4. Delegation of Authority
 - 2.1.5. Interpretations
 - 2.1.6. LDC Text Amendments
- 2.2. Nonconformities
- 2.2. General Application Procedures
 - 2.2.1. Pre-Application Meetings
 - 2.2.2. Application Submittal and Requirements
 - 2.2.3. Application Review and Processing
 - 2.2.4. Validity, Modifications, and Expiration
 - 2.2.5. Noticing
 - 2.2.6. Appeals
 - 2.2.7. Comprehensive Plan Amendments
 - 2.2.8. Vested Rights Petitions, Project Dormancy and Expiration

- 2.3. Zoning Procedures
 - 2.3.1. Zoning Map Amendments
 - 2.3.2. Zoning Upon Annexation
 - 2.3.3. Special Use Permits
 - 2.3.4. Zoning Variances
 - 2.3.5. Zoning Special Exceptions
 - 2.3.6. Zoning Administrative Modification
 - 2.3.8. Zoning Verification Letters
- 2.4. Development Review Procedures
 - 2.4.1. Site Development Plans
 - 2.4.2. Streamlined Site Development Plans
 - 2.4.3. Building Permits
 - 2.4.4. Certificates of Occupancy
- 2.5. Subdivision Procedures
 - 2.5.1. Plat Types and Approval Process
 - 2.5.2. Subdivision Improvement Approval and Acceptance
 - 2.5.4. Subdivision Waivers
 - 2.5.6. Plat Certification Letters

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- 3.1. Zoning Districts
- 3.2. Building Types
- 3.3. Permitted Uses and Use-Specific Standards

Chapter 4. Subdivision Regulations

- 4.1. General Subdivision Provisions
- 4.2. Subdivision Design Standards
 - 4.2.1. Construction Standards
 - 4.2.2. Streets, Paths, Trails, and Alleys
 - 4.2.3. Blocks
 - 4.2.4. Lots

- 4.2.5. Utilities
- 4.2.6. Civic Spaces
- 4.2.7. Easements

Chapter 5. Development and Design Standards

- 5.1. Parking and Vehicle Circulation
- 5.2. Landscaping
- 5.3. Lighting
- 5.4. Fencing and Screening
- 5.5. Performance and Compatibility Standards
- 5.6. Signs

Chapter 6. Historic Preservation

- 6.1. Purpose and Applicability
- 6.2. Historic Preservation Commission
- 6.3. Historic Districts and Landmarks
- 6.4. Certificates of Appropriateness
- 6.5. Design Standards and Review Criteria
- 6.6. Appeals and Enforcement

Chapter 7. Definitions

- 7.1. Generally
- 7.2. Uses Defined
- 7.3. Terms Defined

Annotated Outline

| Proposed | | | Existing Section or Subsection | |
|---|--------------------------------|---|---|--|
| Chapter | Section | Subsection | | |
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| | Purpose and Intent | - | 1.2 | Purpose |
| | | | 1.3 | Intent |
| | | | 1.4 | Authority |
| | Authority | - | 3.3 | Authority |
| | | | 1.5 | Applicability |
| | Applicability and Jurisdiction | - | 1.6 | Jurisdiction |
| | | | 1.7 | Minimum Standards and Conflicting Provisions |
| | Rules of Construction | - | 1.8 | Rules of Construction |
| | Transitional Provisions | - | 1.9 | Transitional Provisions |
| Fees | - | 1.12 | Fees | |
| Adoption | - | 1.13 | Adoption | |
| Enforcement | - | 1.14 | Enforcement | |
| Chapter 2. Administration and Development Procedures | Administration | Development Process Overview | 2.1 | Process Overview |
| | | Administration and Enforcement | - | No existing equivalent located |
| | | Review and Decision-Making Bodies | 2.3 | Review Authority |
| | | Delegation of Authority | - | No existing equivalent located |
| | | Interpretations | 1.11 | Written Interpretations |
| | | LDC Text Amendments | 2.2.12 | Place Type Zoning Ordinance Text Amendment |
| | Nonconformities | - | 1.10 | Effect on Existing Conditions |
| | General Application Procedures | Pre-Application Meetings | 2.2.2 | Pre-Application Meeting |
| | | Application Submittal and Requirements | 2.2 | Application |
| | | | 2.2.1 | General Requirements |
| | | Application Review and Processing | - | No existing equivalent located |
| | | Validity, Modifications, and Expiration | - | No existing equivalent located |
| | | Noticing | - | No existing equivalent located |
| | | Appeals | 2.2.13 | Appeal of a Place Type Related Administrative Decision |
| | 2.2.28 | | Appeal of a Subdivision-Related Administrative Decision | |

| Proposed | | | Existing Section or Subsection | | |
|----------|------------------------------------|--|--------------------------------|--|-------------------------------|
| Chapter | Section | Subsection | | | |
| | | Comprehensive Plan Amendments | 2.2.4 | Comprehensive Plan Amendment | |
| | | Vested Rights Petitions, Project Dormancy and Expiration | - | No existing equivalent located | |
| | | Proposed to be removed | 2.2.5 | Zoning Applications | |
| | Zoning Procedures | Proposed to be removed | 2.2.6 | Neighborhood Plan | |
| | | Proposed to be removed | 2.2.7 | Infill Neighborhood Plan (Rezoning Required) | |
| | | Proposed to be removed | 2.2.8 | Employment Center Plan | |
| | | Zoning Map Amendments | 2.2.9 | Place Type Zoning Map Amendment | |
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| | | Development Review Procedures | Site Development Plans | 2.2.31 | Site Development Applications |
| | | | | 2.2.32 | Site Development Plan |
| | Streamlined Site Development Plans | | 2.2.33 | Streamlined Site Development Plan | |
| | Building Permits | | - | No existing equivalent located | |
| | Certificates of Occupancy | | - | No existing equivalent located | |
| | Subdivision Procedures | Plat Types and Approval Process | 2.2.20 | Preliminary Plat | |
| | | | 2.2.22 | Final Plat | |
| | | | 2.2.23 | Minor Plat | |
| | | | 2.2.24 | Amending Plat | |
| | | | 2.2.25 | Replat | |
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| | | | 2.2.30 | Subdivision Variance | |
| | | Plat Certification Letters | 2.2.27 | Plat Certification Letter | |
| | Proposed to be removed | 2.2.17 | Subdivision Applications | | |
| | Proposed to be removed | 2.2.18 | Neighborhood Plan | | |

| Proposed | | | Existing Section or Subsection | | |
|---|---|------------------------|------------------------------------|--|--------------------------------------|
| Chapter | Section | Subsection | | | |
| | | Proposed to be removed | 2.2.19 | Infill Neighborhood Plan | |
| Chapter 3. Zoning Districts and Use Regulations | Zoning Districts | - | 4.1 | Zoning Classification | |
| | | | 4.2 | Place Type Zoning Districts | |
| | | | 4.3 | Place Type Zoning District Development Standards | |
| | | | 5.1 | Lot Structure | |
| | | | 5.3 | Building Placement on the Lot | |
| | Building Types | - | 5.2 | Building Types | |
| | Permitted Uses and Use-Specific Standards | - | | | |
| Chapter 4. Subdivision Regulations | General Subdivision Provisions | - | 3.2 | Purpose | |
| | | | 3.5 | Applicability | |
| | | | 3.1 | General Provisions | |
| | | | 3.4 | Engineer Required | |
| | | | Proposed to be removed | 3.6 | Neighborhood Employment Center Plans |
| | | Proposed to be removed | 3.7 | Infill Plans | |
| | Subdivision Design Standards | | Construction Standards | 3.8 | Neighborhood Design Standards |
| | | | Streets, Paths, Trails, and Alleys | | |
| | | | Blocks | | |
| | | | Lots | | |
| Utilities | | | | | |
| Civic Spaces | | | | | |
| | Easements | | | | |
| Chapter 5. Development and Design Standards | Parking and Vehicle Circulation | - | 5.4 | Parking and Vehicle Circulation on the Lot | |
| | Landscaping | - | 5.6 | Landscaping Standards | |
| | Lighting | - | 5.7 | Lighting Standards | |
| | Fencing and Screening | - | 5.8 | Fencing Standards | |
| | | | 5.5 | Outdoor Storage and Activities | |
| | Performance and Compatibility Standards | - | 5.9 | Performance and Compatibility Standards | |
| | Signs | - | 5.10 | Sign Standards | |
| 2.2.34 | | | Sign Applications | | |
| 2.2.35 | | | Sign Permit | | |

Appendices

| Proposed | | | Existing Section or Subsection | |
|--|--------------------------------------|------------|--------------------------------|---|
| Chapter | Section | Subsection | | |
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| Chapter 6. Historic Preservation | Purpose and Applicability | - | 6.1 2.2.38 2.2.39 | Historic Preservation Historic Preservation Applications Certificate of Appropriateness |
| | Historic Preservation Commission | - | | |
| | Historic Districts and Landmarks | - | | |
| | Certificates of Appropriateness | - | | |
| | Design Standards and Review Criteria | - | | |
| | Appeals and Enforcement | - | | |
| Chapter 7. Definitions | Generally | - | 7.1 | Definitions |
| | Uses Defined | - | | |
| | Terms Defined | - | | |

FINAL DRAFT
RENTAL HOUSING MARKET ASSESSMENT
TAYLOR, TEXAS

Prepared For:
City of Taylor
400 Porter Street
Taylor, TX 76574

Prepared By:
**CDS** COMMUNITY
DEVELOPMENT
STRATEGIES
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EXECUTIVE SUMMARY

Housing affordability is a current concern in Taylor, TX. With the arrival of major employment drivers such as Samsung Semiconductor and Compal Electronics, Taylor and the surrounding area is projected to experience growth rates well above historic levels. This growth in employment and income will present new economic opportunities for the population, along with greater access to housing at a range of price points.

Stakeholder Interviews:

Interviews were conducted between October 2025 and February 2026. The following individuals participated in interviews or conversations with the CDS team:

Apartment Managers Interviewed on December 18, 2025:

- The Arbors of Taylor
- Taylor Square
- Lakeside Apartments
- Heritage Oaks
- Burnett Place
- 900 Vance St

Interviews with Board and Commission Members Conducted In-Person on December 19, 2025:

- Amy Everhart
- Nora Roy
- Maria Newman
- Jim Newman
- Joe Gonzales
- Emily Preusse

- Pam Harper
- Shea Goltzman
- Joe Burgess
- Julie Rydell

Additional Virtual Interviews:

- Dr. Jennifer Garcia 10/29/2025
- Keith Hagler 12/15/2025
- Heather Long 12/17/2025
- Shelli Cobb 12/17/2025
- Rick Northcutt 12/17/2025
- Candy Buzan 12/17/2025
- Grace Stark 10/19/2025
- Dave White 1/7/2026
- Douglas Moss 1/16/2026
- Kevin Stewart 1/23/2026
- Diana Phillips 1/27/2026

Demographic Assessment

- The following data sources were used in this study: U.S. Census Bureau, American Community Survey (ACS), Environics/Claritas, Bureau of Labor Statistics, Texas Workforce Commission's Quarterly Census of Employment and Wages (QCEW), the City of Taylor, and primary research completed by CDS.
- In 2025, Taylor was estimated to contain 2.49% of Williamson County's population and 2.57% of its households. Growth in population and households is projected to continue in Taylor as the Austin suburban fringe continues to pass across Taylor's local area.
- As determined by the median age, Taylor's population is older than Williamson County's by just over 1 year. The age group containing the largest share of the city's population is Ages 35 to 44 (15.1%), followed by Ages 25 to 34 (12.5%).
- The total employment in Williamson County has been on a rising trend over the last decade. In terms of jobs, the largest sectors are Retail Trade, Accommodation and Food Services, Health Care and Social

Assistance, Educational Services, and Construction. All sectors of employment have seen growth in Williamson County over the last 10 years.

- The ten largest industry sectors employ 85.8% (204,750) of the 238,637 workers in the Williamson County. The average weekly wage for these industries, \$1,464, is approximately equal to the county-wide average of \$1,467.
- Taylor experiences a high rate of inflow with 80.8% of those employed in the City living outside of the City.
- Approximately one-sixth of Taylor workers live within 10 miles of their workplace. Almost half live at least 25 miles away.

Housing Characteristics Assessment

- The Census estimates show 1,820 renter households in Taylor in 2023. The total number of housing units in various forms of multifamily structures (3 units or more) is estimated at 532 units in Taylor and 43,507 in Williamson County overall.
- 70.77% of Taylor renter households live in single-family or duplex homes.
- Out of the total housing stock in Taylor 22.67% has been built since 1999 as compared to 62.2% of Williamson County's housing stock. Only 15.8% of the rental housing stock in Taylor is younger than 25 years of age, though future planned units could provide a significant infusion of new housing when built.
- Over half of renters in Taylor pay between \$500 and \$1,000 per month while Williamson county rents are more typically greater than \$1,000 per month..
- With median household income in Taylor at \$71,665 and Williamson County overall at \$108,309, the County median income exceeded Taylor's by \$36,644.
- In Taylor an estimated 48.1% of renter households were cost-burdened in 2023. The rate of renter cost-burdens were similar in Williamson County at 46.1%

Housing Supply Assessment

- Approximately 29.9% of Taylor households rent their home, with 17.6% of housing units in Taylor in structures of 2 or more units and 12.3% (872) of households renting a detached single-family house
- Lack of affordable and well-maintained housing in Taylor was remarked on by all apartment managers interviewed in December 2025.
- Reported average effective market rents range from \$542/mo. to \$1,575/mo.

Conclusion Summary

- There are presently fewer available units within target affordable price ranges than there are housing cost-burdened households in Taylor.
- The housing stock in Taylor is generally older with 68% of units built before 1990.
- Single-family homes make up 83% of the housing stock in Taylor but there are nearly 5,000 new multifamily units in some stage of planning or construction.
- The increased construction of homes in general in response to growing demand should help limit broad price increases, particularly multifamily units.
- Policies, strategies, tools and best practices need to be aligned with the long-term task updates with the comp plan and code.

INTRODUCTION

CDS Company Bio

CDS Community Development Strategies (CDS) is a leading national consulting firm headquartered in Houston, Texas, providing economic analysis, public planning, and market research services to clients in a wide variety of industries. CDS was formed in 1971 and is staffed with seasoned professionals who have training and experience in economic development, demographic research, urban planning, statistical analysis, market evaluation, and all aspects of real estate development.



Since 1971, CDS has remained at the forefront of the industry by doing three things:

1. Staying actively involved in numerous professional and trade associations.
2. Providing clear, unbiased, and up-to-date solutions by employing the most appropriate and cost-effective research methods.
3. Utilizing solution-oriented analysis teams to focus on each project assignment adapted to your needs.

The Purpose of this Study

This housing analysis will include the evaluation of the supply and demand of rental housing within the context of the economic conditions and trends that influence development opportunities in the City of Taylor, Texas. The study will address rental housing categories with the following objectives in mind:

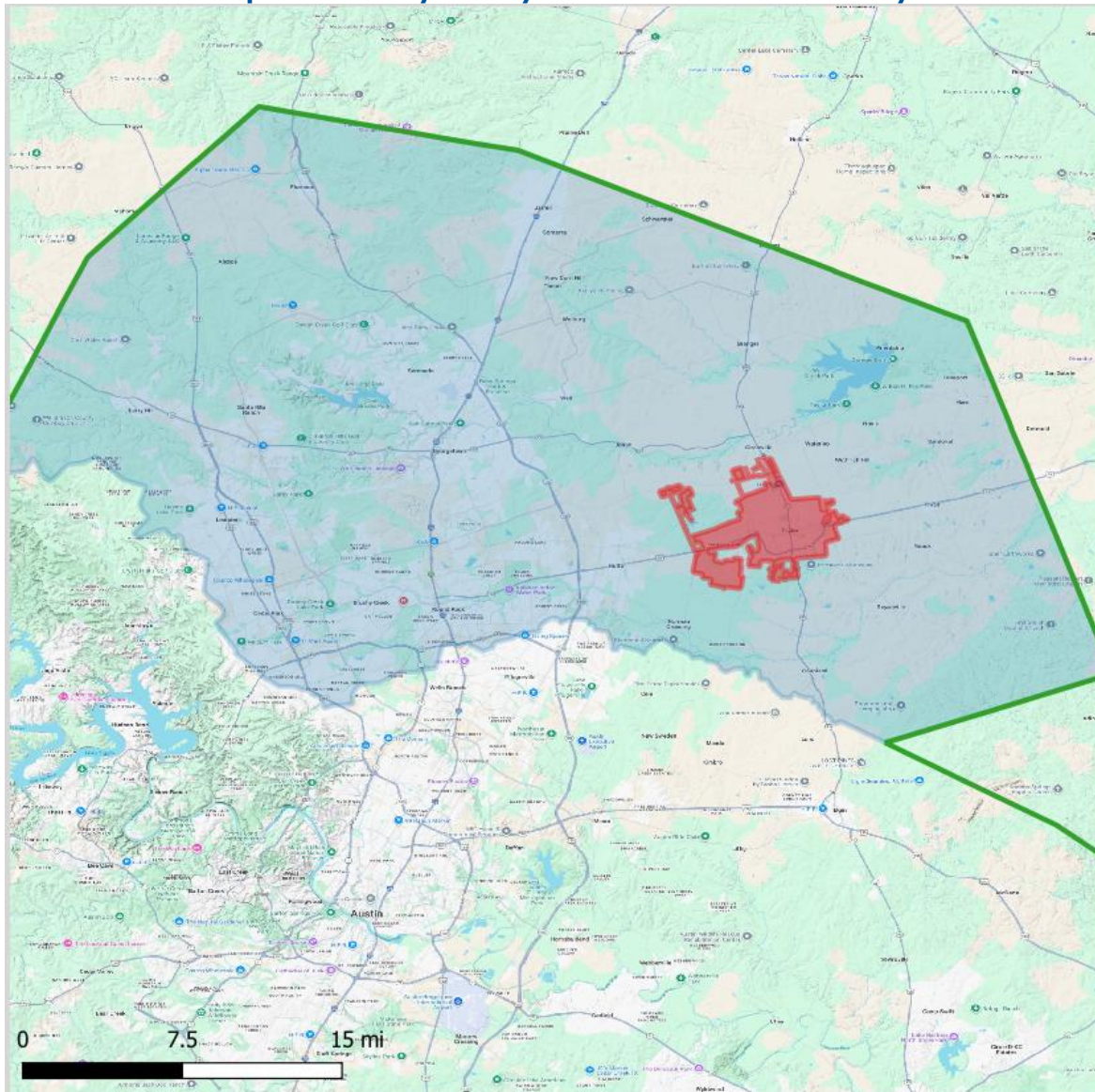
- Existing and future rental housing market supply and demand balance
- Regional and local rental market data and trends
- Resident and investor demand balance
- Profile of local renter household incomes
- Insights into wages and rental demand tied to recent employment drivers
- Finding ways to work with the housing authority especially with the lowest income suffering under the deepest unaffordability.

This study required a considerable amount of participation from Taylor's citizens, stakeholders, employers, real estate professionals, and government staff. CDS is grateful for the time and effort provided by all of these individuals. Thank you.

STUDY AREA DESCRIPTION

This Rental Market Housing Assessment examines the City of Taylor, Texas with some data also provided for Williamson County, Texas, which contains the entirety of the City of Taylor. Taylor is located in the eastern portion of Williamson County in the northern portion of the Austin Metropolitan Statistical Area. The City of Taylor is approximately 30 miles north east of downtown Austin.

Map of the City of Taylor in Williamson County



Source: City of Taylor

HOUSING COST TRENDS

In addition to the existing conditions of housing prices and rents, CDS also examined trends in housing prices. While the ongoing trend in Taylor as told to CDS in interviews and discussion was that prices had steadily to dramatically increased, reported sales and rentals provided a more mixed view of recent year pricing trends.

For Sale Trends

Both median and average closing prices of for-sale housing in Taylor have decreased notably from record highs seen in 2022. Note that 2026 data is year-to-date as of February.

Figure 1: Average Sold Price 2022-2026



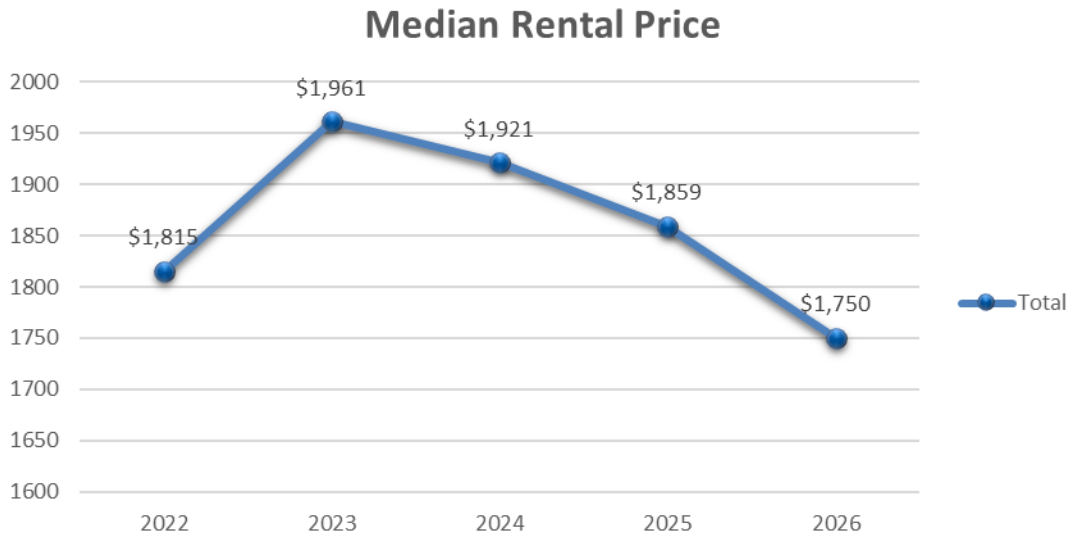
Source: Cotality, and the Austin Board of REALTORS®, all homes have Taylor Addresses

MOVE THIS DATA TO PAGE 10 – better fit there

Rental Trends

Single family rental prices peaked in 2023, and have declined steadily since. Year to date 2026 figures thus far show rents below their 2022 levels.

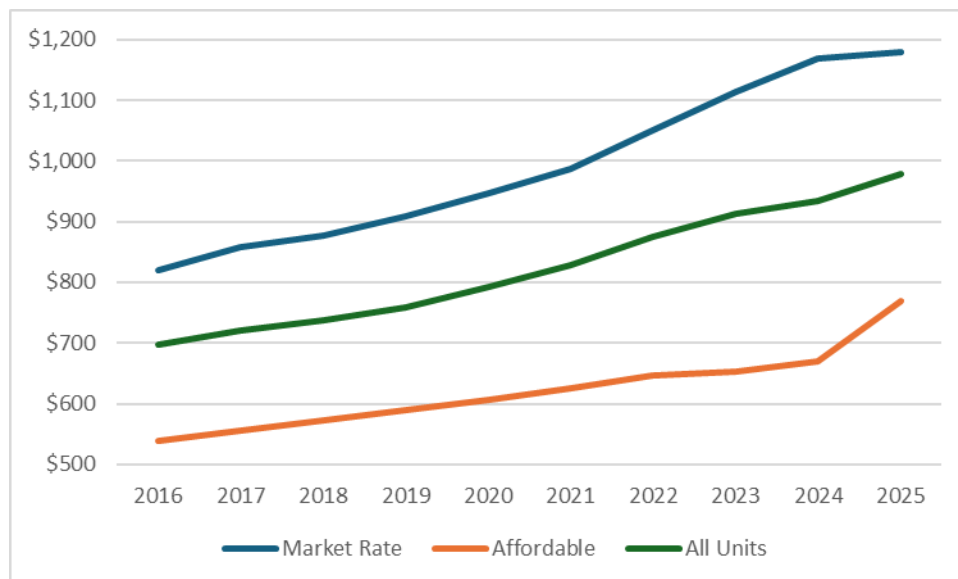
Figure 2: Median Single Family Rental Price 2022-2026



Source: Cotality, and the Austin Board of REALTORS®, all homes have Taylor Addresses

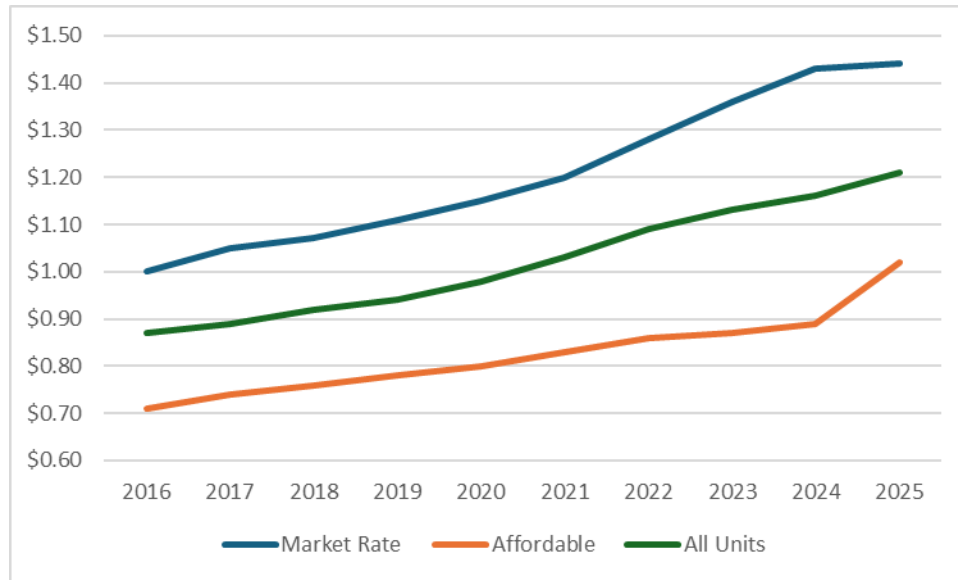
Unlike single family sales and rentals, multifamily rates have steadily increased over the past decade and in recent years. Prior to 2025, rental growth in market rate units was notably higher than it was for affordable classes of multifamily units.

Figure 3: Multifamily Rental Trend – Rent per Unit – 2016-2025



Source: CoStar, CDS

Figure 4: Multifamily Rental Trend – Rent per SF – 2016-2025



Source: CoStar, CDS

Housing Characteristics

The following tables present information regarding the housing characteristics in Taylor and Williamson County from the 2023 American Community Survey (ACS). It should be noted again that the ACS data is self-reported by a statistically valid selection of survey respondents. As Taylor’s population is below 50,000, the ACS survey sample considered in producing this data is taken over a 5-year period. Because of this and the listed survey date trailing the present year, the ACS data likely does not reflect the full impact that recent developments and growth in Taylor have had on the housing market. Due to the time period in which the ACS data was gathered, it also includes data gathered during years in which the behavior of the Taylor, Austin area, and national housing markets may be considered abnormal compared to both the recent past and the near future. This 5 year time period includes the oscillating housing cost impacts of COVID-19 in 2020 and 2021 as well as the enormous impact of widespread tech industry hiring in the Austin region in the early 2020s and the large amount of domestic migration to the region that occurred during this time (particularly from California and the west coast of the US). Even so, the ACS data provides an informed snapshot of the recent household demographics of Taylor and can give a useful view of the trends that have been ongoing in Taylor for many years, particularly in regards to housing affordability.

Table 1 shows 2023 estimates of the physical type and number of housing units in Taylor and Williamson County. It also estimates the city's vacancy rate as 5.85%. Detached Single Family housing makes up 78.65% of Taylor's housing stock relative to 70.62% in Williamson County.

Table 1: Housing Types (All Occupancy Categories), 2023

| Housing Type Category | Taylor, TX | | Williamson County, TX | |
|-------------------------------------|--------------|---------------|-----------------------|---------------|
| | Count | Share | Count | Share |
| 1 Unit Detached | 5,586 | 78.65% | 177,685 | 70.62% |
| 1 Unit Attached | 38 | 0.54% | 6,411 | 2.55% |
| 2 Units | 387 | 5.45% | 4,016 | 1.60% |
| 3 or 4 Units | 223 | 3.14% | 4,933 | 1.96% |
| 5 to 19 Units | 187 | 2.63% | 19,991 | 7.95% |
| 20 to 49 Units | 102 | 1.44% | 9,995 | 3.97% |
| 50 or More Units | 20 | 0.28% | 13,521 | 5.37% |
| Mobile Home or Trailer | 44 | 0.62% | 4,773 | 1.90% |
| Boat, RV, Van, etc. | 0 | 0.00% | 429 | 0.17% |
| Total Units | 7,102 | | 251,600 | |
| Owner Occupied Units | 4767 | 67.12% | 162,175 | 64.46% |
| Renter Occupied Units | 1820 | 25.63% | 79,579 | 31.63% |
| Total Occupied Units | 6587 | 92.75% | 241,754 | 96.09% |
| Unoccupied Units | 515 | 7.25% | 9,846 | 3.91% |
| Multifamily (3+ units in structure) | 532 | 7.49% | 48,440 | 19.25% |

Source: U.S. Census Bureau, 2023 American Community Survey

Table 2: Renter-Occupied Housing Types, 2023

| Housing Type Category | Taylor, TX | | Williamson County, TX | |
|------------------------|--------------|--------|-----------------------|--------|
| | Count | Share | Count | Share |
| 1 Unit Detached | 872 | 47.91% | 23,631 | 29.72% |
| 1 Unit Attached | 29 | 1.59% | 3,026 | 3.81% |
| 2 Units | 387 | 21.26% | 3,791 | 4.77% |
| 3 or 4 Units | 223 | 12.25% | 4,361 | 5.49% |
| 5 to 19 Units | 187 | 10.27% | 7,133 | 8.97% |
| 20 to 49 Units | 102 | 5.60% | 12,650 | 15.91% |
| 50 or More Units | 20 | 1.10% | 9,983 | 12.56% |
| Mobile Home or Trailer | 0 | 0.00% | 13,366 | 16.81% |
| Boat, RV, Van, etc. | 0 | 0.00% | 1,558 | 1.96% |
| Total Units | 1,820 | | 79,499 | |

Source: U.S. Census Bureau, 2023 American Community Survey

Census estimates show 1,820 renter households in Taylor in 2023. The total number of housing units in various forms of multifamily structures (3 units or more) is estimated at 532 units in Taylor and 43,507 in Williamson County overall. 70.77% of Taylor renter households live in single family or duplex homes.

Table 3 contains the 2023 estimate of the age of the existing housing stock in Taylor and Williamson County and Table 4 illustrates the age of rental housing stock. Out of the total housing stock in Taylor 22.67% has been built since 1999 as compared to 62.21% of Williamson County's housing stock. Furthermore, only 15.82% of the rental housing stock in Taylor is younger than 25 years of age.

Table 3: Age of Existing Housing Stock (All Occupancy Categories), 2023

| Time Period of Construction | Taylor, TX | | Williamson County, TX | |
|--------------------------------------|------------------------------|--------|---------------------------|--------|
| | Count | % | Count | % |
| Total Occupied Housing Units | 6,587 | | 241,754 | |
| Built 2020 or later | 130 | 1.97% | 14,194 | 5.87% |
| Built 2010 to 2019 | 601 | 9.12% | 73,315 | 30.33% |
| Built 2000 to 2009 | 762 | 11.57% | 62,884 | 26.01% |
| Built 1990 to 1999 | 583 | 8.85% | 39,956 | 16.53% |
| Built 1980 to 1989 | 996 | 15.12% | 28,277 | 11.70% |
| Built 1970 to 1979 | 1,146 | 17.40% | 14,234 | 5.89% |
| Built 1960 to 1969 | 479 | 7.27% | 2,644 | 1.09% |
| Built 1950 to 1959 | 464 | 7.04% | 1,969 | 0.81% |
| Built 1940 to 1949 | 265 | 4.02% | 1,153 | 0.48% |
| Built 1939 or earlier | 1,161 | 17.63% | 3,128 | 1.29% |
| Dominant Year Structure Built | Built 1939 or earlier | | Built 2010 to 2019 | |

Source: U.S. Census Bureau, 2023 American Community Survey

Table 4: Age of Existing Housing Stock, Renter-Occupied Units, 2023

| Time Period of Construction | Taylor, TX | | Williamson County, TX | |
|--------------------------------------|---------------------------|--------|---------------------------|--------|
| | Count | % | Count | % |
| Total Occupied Housing Units | 1820 | | 79,579 | |
| Built 2020 or later | 0 | 0.00% | 3,349 | 4.21% |
| Built 2010 to 2019 | 143 | 7.86% | 25,743 | 32.35% |
| Built 2000 to 2009 | 145 | 7.97% | 19,374 | 24.35% |
| Built 1990 to 1999 | 208 | 11.43% | 13,198 | 16.58% |
| Built 1980 to 1989 | 368 | 20.22% | 10,619 | 13.34% |
| Built 1970 to 1979 | 424 | 23.30% | 4,585 | 5.76% |
| Built 1960 to 1969 | 155 | 8.52% | 1,116 | 1.40% |
| Built 1950 to 1959 | 121 | 6.65% | 519 | 0.65% |
| Built 1940 to 1949 | 46 | 2.53% | 401 | 0.50% |
| Built 1939 or earlier | 210 | 11.54% | 675 | 0.85% |
| Dominant Year Structure Built | Built 1970 to 1979 | | Built 2010 to 2019 | |

Source: U.S. Census Bureau, 2023 American Community Survey

Gross Rent Trends

Table 5 provides estimates from the Bureau of the Census for the distribution of renter households by the amount of gross rent in 2023. Over half of renters in Taylor pay between \$500 and \$1,000 per month while Williamson county rents are more typically greater than \$1,000 per month.

Table 5: Gross Rent, 2023

| Rent Range | Taylor, TX | | Williamson County, TX | |
|--------------------------|----------------|--------|-----------------------|--------|
| | Count | Share | Count | Share |
| Renter Households | 1,820 | | 79,579 | |
| Median Gross Rent | \$1,181 | | \$1,720 | |
| Less than \$300 | 108 | 5.93% | 777 | 0.98% |
| \$300 to \$499 | 70 | 3.85% | 595 | 0.75% |
| \$500 to \$749 | 481 | 26.43% | 1,756 | 2.21% |
| \$750 to \$999 | 468 | 25.71% | 3,667 | 4.61% |
| \$1,000 to \$1,499 | 422 | 23.19% | 30,825 | 38.74% |
| \$1,500 or more | 183 | 10.05% | 40,222 | 50.54% |
| No cash rent | 88 | 4.84% | 1,737 | 2.18% |

Source: U.S. Census Bureau, 2023 American Community Survey

Overall Household Income Profiles

According to 2023 ACS estimates shown in Table 6, there were 241,754 households in Williamson County and 6,587 households in Taylor. Approximately 3% of Williamson County households were located within Taylor. The County median income (\$108,309) exceeded Taylor's (\$71,665) by \$36,644.

Median household income differs dramatically between renter and owner households in Taylor; with owner median incomes over twice that of renters. In Williamson County, owner median income is 85% greater than renter median income.

Table 6: 2023 Household Income by Tenure

| | Taylor, TX | | Williamson County, TX | |
|-----------------------------|-----------------|---------------|-----------------------|---------------|
| | Count | Share | Count | Share |
| Total: | 6,587 | | 241,754 | |
| Total Median Income | \$71,665 | | \$108,309 | |
| Owner occupied: | 4,767 | 72.37% | 162,175 | 67.08% |
| Less than \$5,000 | 47 | 0.99% | 2,033 | 1.25% |
| \$5,000 to \$9,999 | 67 | 1.41% | 785 | 0.48% |
| \$10,000 to \$14,999 | 106 | 2.22% | 1,635 | 1.01% |
| \$15,000 to \$19,999 | 34 | 0.71% | 1,157 | 0.71% |
| \$20,000 to \$24,999 | 95 | 1.99% | 1,908 | 1.18% |
| \$25,000 to \$34,999 | 285 | 5.98% | 4,131 | 2.55% |
| \$35,000 to \$49,999 | 539 | 11.31% | 7,917 | 4.88% |
| \$50,000 to \$74,999 | 1,007 | 21.12% | 17,841 | 11.00% |
| \$75,000 to \$99,999 | 842 | 17.66% | 18,579 | 11.46% |
| \$100,000 to \$149,999 | 1,000 | 20.98% | 38,693 | 23.86% |
| \$150,000 or more | 745 | 15.63% | 67,496 | 41.62% |
| Owner Median Income | \$83,243 | | \$131,026 | |
| Renter occupied: | 1,820 | 27.63% | 79,579 | 32.92% |
| Less than \$5,000 | 98 | 5.38% | 2,000 | 2.51% |
| \$5,000 to \$9,999 | 98 | 5.38% | 1,577 | 1.98% |
| \$10,000 to \$14,999 | 55 | 3.02% | 2,229 | 2.80% |
| \$15,000 to \$19,999 | 73 | 4.01% | 2,127 | 2.67% |
| \$20,000 to \$24,999 | 96 | 5.27% | 2,720 | 3.42% |
| \$25,000 to \$34,999 | 147 | 8.08% | 4,861 | 6.11% |
| \$35,000 to \$49,999 | 515 | 28.30% | 10,051 | 12.63% |
| \$50,000 to \$74,999 | 253 | 13.90% | 17,441 | 21.92% |
| \$75,000 to \$99,999 | 309 | 16.98% | 11,151 | 14.01% |
| \$100,000 to \$149,999 | 135 | 7.42% | 13,773 | 17.31% |
| \$150,000 or more | 41 | 2.25% | 11,649 | 14.64% |
| Renter Median Income | \$41,262 | | \$70,660 | |

Source: U.S. Census Bureau, 2023 American Community Survey

Table 7 shows that the greatest number of households, 2,344, in Taylor by age of householder was between 45 and 64 years of age with 36% of all households followed by 25 to 44 years old (33%) households.

Table 7: 2023 Household Income by Age of Householder

| | Taylor, TX | | Williamson County, TX | |
|---------------------------|-----------------|---------------|-----------------------|---------------|
| | Count | Share | Count | Share |
| Total Households | 6,587 | | 241,754 | |
| Median Income | \$71,665 | | \$108,309 | |
| | | | | |
| Under 25 Years | 137 | 2.08% | 8,430 | 3.49% |
| Less than \$25,000 | 27 | 19.71% | 1607 | 19.06% |
| \$25,000 to \$49,999 | 79 | 57.66% | 1881 | 22.31% |
| \$50,000 to \$74,999 | 0 | 0.00% | 2362 | 28.02% |
| \$75,000 to \$99,999 | 31 | 22.63% | 1,286 | 15.26% |
| \$100,000 to \$149,999 | 0 | 0.00% | 1045 | 12.40% |
| \$150,000 or more | 0 | 0.00% | 249 | 2.95% |
| | | | | |
| 25-44 Years | 2,058 | 31.24% | 98,594 | 40.78% |
| Less than \$25,000 | 144 | 7.00% | 4339 | 4.40% |
| \$25,000 to \$49,999 | 369 | 17.93% | 8887 | 9.01% |
| \$50,000 to \$74,999 | 276 | 13.41% | 13527 | 13.72% |
| \$75,000 to \$99,999 | 466 | 22.64% | 11,403 | 11.57% |
| \$100,000 to \$149,999 | 548 | 26.63% | 23814 | 24.15% |
| \$150,000 or more | 255 | 12.39% | 36624 | 37.15% |
| | | | | |
| 45-64 Years | 2,344 | 35.59% | 86,977 | 35.98% |
| Less than \$25,000 | 221 | 9.43% | 5,848 | 6.72% |
| \$25,000 to \$49,999 | 503 | 21.46% | 7,359 | 8.46% |
| \$50,000 to \$74,999 | 468 | 19.97% | 10,502 | 12.07% |
| \$75,000 to \$99,999 | 372 | 15.87% | 10,506 | 12.08% |
| \$100,000 to \$149,999 | 334 | 14.25% | 18,277 | 21.01% |
| \$150,000 or more | 446 | 19.03% | 34485 | 39.65% |
| | | | | |
| 65 Years and Older | 2,048 | 31.09% | 47,753 | 19.75% |
| Less than \$25,000 | 377 | 18.41% | 6,377 | 13.35% |
| \$25,000 to \$49,999 | 535 | 26.12% | 8,833 | 18.50% |
| \$50,000 to \$74,999 | 516 | 25.20% | 8891 | 18.62% |
| \$75,000 to \$99,999 | 282 | 13.77% | 6,535 | 13.69% |
| \$100,000 to \$149,999 | 253 | 12.35% | 9330 | 19.54% |
| \$150,000 or more | 85 | 4.15% | 7787 | 16.31% |

Source: U.S. Census Bureau, 2023 American Community Survey

Renter Households Cost Burden

Housing cost burdened households are defined as paying greater than 30% of household income toward housing costs alone. Table 8 demonstrates that in Taylor and Williamson County, renter housing cost burden is most pronounced for renters at the two lowest income brackets (less than \$20,000 and \$20,000 to \$34,999). In Taylor, an estimated 48% of renter households were cost-burdened in 2023. The rate of renter cost-burdens were similar in Williamson County at 46.14%.

Table 8: 2023 Gross Rent As a % of Household Income

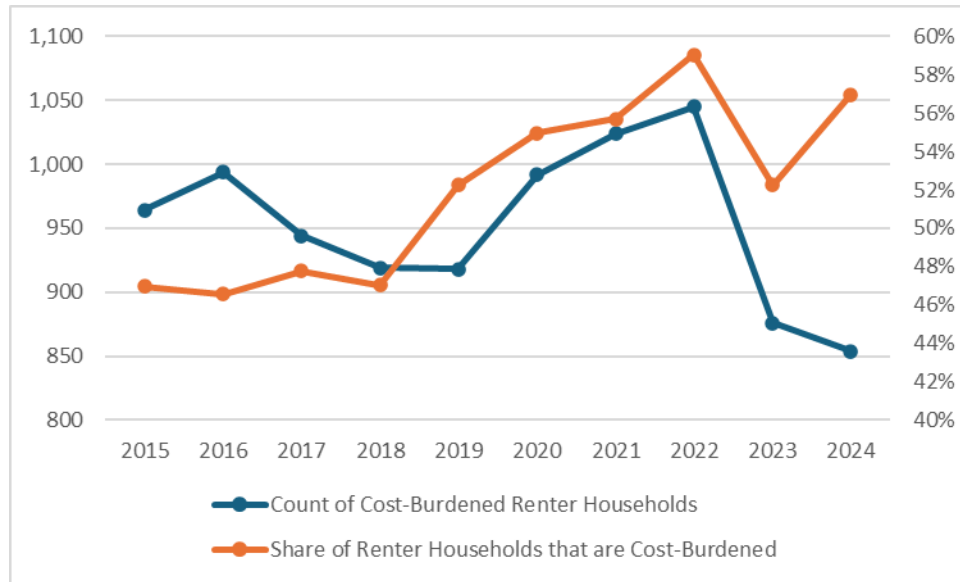
| Gross Rent Share of Household Income | Taylor, TX | | Williamson County, TX | |
|--|---------------|---------------|-----------------------|---------------|
| | Count | Share | Count | Share |
| Total | 1,820 | | 79,579 | |
| Less than 10.0 percent | 44 | 2.42% | 2855 | 3.59% |
| 10.0 to 14.9 percent | 47 | 2.58% | 5901 | 7.42% |
| 15.0 to 19.9 percent | 221 | 12.14% | 10256 | 12.89% |
| 20.0 to 24.9 percent | 325 | 17.86% | 11515 | 14.47% |
| 25.0 to 29.9 percent | 164 | 9.01% | 9790 | 12.30% |
| 30.0 to 34.9 percent | 375 | 20.60% | 7696 | 9.67% |
| 35.0 to 39.9 percent | 89 | 4.89% | 5192 | 6.52% |
| 40.0 to 49.9 percent | 87 | 4.78% | 7870 | 9.89% |
| 50.0 percent or more | 325 | 17.86% | 15963 | 20.06% |
| Not computed | 143 | 7.86% | 2541 | 3.19% |
| 30.0 percent or more | 876 | 48.13% | 36,721 | 46.14% |
| Median gross rent as a percentage of household income | 30.50% | | 29.10% | |

Source: U.S. Census Bureau, 2023 American Community Survey

Cost-Burden Trends

The share of Taylor renting households that are cost burdened first topped 50% in 2019 and has trended upward since with a peak in 2022 of nearly 60%. The total number of cost-burdened renters has decreased on the whole over the past decade, with a sharp drop after a peak in 2022, suggesting that lower income and cost-burdened households are leaving Taylor due to rent increases and a lack of affordable rental housing units.

Figure 11: Cost-Burdened Rental Households in Taylor – 2015-2024



Source: U.S. Census Bureau, 2023 American Community Survey

In the City of Taylor, approximately 500 renter households report an income of less than \$35,000 (the first two categories shown in Table 9). Of renters with incomes under \$50,000, well over half report being cost-burdened. Less than 50% of renters with incomes \$50,000 and over are cost-burdened, but proportion of cost-burdened rental households does not drop significantly below 50% until renters are reporting \$75,000 of income or more. Each of these income cohorts reports a higher instance of cost-burdened households than in Williamson County.

Table 9: 2023 Housing Costs as a Percentage of Household Income – Renter Occupied Housing

| Income Groups and Housing Cost Share | Taylor, TX | | Williamson County, TX | |
|--------------------------------------|--------------|---------------|-----------------------|---------------|
| | Count | Share | Count | Share |
| Renter-Occupied housing units | 1,820 | | 79,579 | |
| Less than \$20,000 | 257 | 14.12% | 6,647 | 8.35% |
| Less than 20 percent | 0 | 0.00% | 11 | 0.01% |
| 20 to 29 percent | 28 | 10.89% | 108 | 0.14% |
| 30 percent or more | 229 | 89.11% | 6,528 | 8.20% |
| \$20,000 to \$34,999 | 243 | 13.35% | 7,352 | 9.24% |
| Less than 20 percent | 0 | 0.00% | 92 | 0.12% |
| 20 to 29 percent | 18 | 7.41% | 85 | 0.11% |
| 30 percent or more | 225 | 92.59% | 7,175 | 9.02% |
| \$35,000 to \$49,999 | 506 | 27.80% | 9,889 | 12.43% |
| Less than 20 percent | 13 | 2.57% | 60 | 0.08% |
| 20 to 29 percent | 193 | 38.14% | 553 | 0.69% |
| 30 percent or more | 300 | 59.29% | 9,276 | 11.66% |
| \$50,000 to \$74,999 | 216 | 11.87% | 17,153 | 21.55% |
| Less than 20 percent | 16 | 7.41% | 341 | 0.43% |
| 20 to 29 percent | 102 | 47.22% | 6,799 | 8.54% |
| 30 percent or more | 98 | 45.37% | 10,013 | 12.58% |
| \$75,000 or more | 455 | 25.00% | 35,997 | 45.23% |
| Less than 20 percent | 283 | 62.20% | 18,508 | 23.26% |
| 20 to 29 percent | 148 | 32.53% | 13,760 | 17.29% |
| 30 percent or more | 24 | 5.27% | 3,729 | 4.69% |
| Zero or negative income | 55 | 3.02% | 804 | 1.01% |
| No cash rent | 88 | 4.84% | 1,737 | 2.18% |

Source: U.S. Census Bureau, 2023 American Community Survey

Table 10, Table 11 and Table 12 indicate that the share of cost burdened households is generally higher for households headed by individuals aged 15 to 34 than for households headed by individuals aged 35 to 64, but the highest percentage of households with extreme cost burden (35% or more) were seniors or those aged 65 or more, indicating a shortage of affordable housing in Taylor for seniors. There were also significantly more individuals in this age range overall reporting that they are severely cost burdened (175) compared to any cohort other than Taylor's largest overall age cohort, age 35 to 64.

Table 10: 2023 Taylor and Williamson County Housing Costs As Percentage of Household Income by Age

| Age of Householder and Housing Cost Share | Taylor, TX | | Williamson County, TX | |
|--|--------------|---------------|--------------------------|---------------|
| | Count | Share | Count | Share |
| Renter Occupied Housing Units | 1,820 | | 79,579 | |
| Householder 15 to 24 years | 137 | 7.53% | 7,711 | 9.69% |
| Less than 20.0 percent | 0 | 0.00% | 898 | 11.65% |
| 20.0 to 24.9 percent | 31 | 22.63% | 1,062 | 13.77% |
| 25.0 to 29.9 percent | 12 | 8.76% | 1,222 | 15.85% |
| 30.0 to 34.9 percent | 26 | 18.98% | 752 | 9.75% |
| 35.0 percent or more | 41 | 29.93% | 3,523 | 45.69% |
| Not computed | 27 | 19.71% | 254 | 3.29% |
| Householder 25 to 34 years | 472 | 25.93% | 22,976 | 28.87% |
| Less than 20.0 percent | 135 | 28.60% | 6,186 | 26.92% |
| 20.0 to 24.9 percent | 77 | 16.31% | 3,746 | 16.30% |
| 25.0 to 29.9 percent | 0 | 0.00% | 3,073 | 13.37% |
| 30.0 to 34.9 percent | 172 | 36.44% | 2,507 | 10.91% |
| 35.0 percent or more | 66 | 13.98% | 7,017 | 30.54% |
| Not computed | 22 | 4.66% | 447 | 1.95% |
| Householder 35 to 64 years | 769 | 42.25% | 38,770 | 48.72% |
| Less than 20.0 percent | 151 | 19.64% | 10,897 | 28.11% |
| 20.0 to 24.9 percent | 80 | 10.40% | 6,019 | 15.52% |
| 25.0 to 29.9 percent | 110 | 14.30% | 4,720 | 12.17% |
| 30.0 to 34.9 percent | 139 | 18.08% | 3,569 | 9.21% |
| 35.0 percent or more | 219 | 28.48% | 12,336 | 31.82% |
| Not computed | 70 | 9.10% | 1,229 | 3.17% |
| Householder 65 years and over | 442 | 24.29% | 10,122 | 12.72% |
| Less than 20.0 percent | 26 | 5.88% | 1,031 | 10.19% |
| 20.0 to 24.9 percent | 137 | 31.00% | 688 | 6.80% |
| 25.0 to 29.9 percent | 42 | 9.50% | 775 | 7.66% |
| 30.0 to 34.9 percent | 38 | 8.60% | 868 | 8.58% |
| 35.0 percent or more | 175 | 39.59% | 6,149 | 60.75% |
| Not computed | 24 | 5.43% | 611 | 6.04% |

Source: U.S. Census Bureau, 2023 American Community Survey

Overall householders younger than 65 made up 76% of all renter households in Taylor. Renter households headed by householders between the ages of 35 to 64 years old had the lowest rates of cost burden.

Table 11: 2023 Housing Costs As Percentage of Renter Household Income – Under 65 and 65 and Older

| Total Renter Households | Taylor, TX | | Williamson County, TX | |
|---------------------------------|--------------|---------------------------|-----------------------|---------------------------|
| | Count | Share | Count | Share |
| Total | 1,820 | | 79,579 | |
| Householder 15 to 24 years | 137 | 7.53% | 7,711 | 9.69% |
| Householder 25 to 34 years | 472 | 25.93% | 22,976 | 28.87% |
| Householder 35 to 64 years | 769 | 42.25% | 38,770 | 48.72% |
| Householder 65 years and over | 442 | 24.29% | 10,122 | 12.72% |
| Cost-Burdened Renter Households | Taylor, TX | | Williamson County, TX | |
| | Count | Share of HHs in Age Group | Count | Share of HHs in Age Group |
| 30% or more of Income | 876 | 48.13% | 36,721 | 46.14% |
| Householder 15 to 24 years | 67 | 48.91% | 4275 | 55.44% |
| Householder 25 to 34 years | 238 | 50.42% | 9524 | 41.45% |
| Householder 35 to 64 years | 358 | 46.55% | 15905 | 41.02% |
| Householder 65 years and over | 213 | 48.19% | 7017 | 69.32% |

Source: U.S. Census Bureau, 2023 American Community Survey

Table 12: 2023 Monthly Renter Costs Greater Than 30% of Household Income by Income

| Total Renter Households | Taylor, TX | | Williamson County, TX | |
|---------------------------------|--------------|------------------------------|-----------------------|------------------------------|
| | Count | Share | Count | Share |
| Total Renter Households | 1,820 | | 79,579 | |
| Less than \$20,000 | 257 | 14.12% | 6,647 | 8.35% |
| \$20,000 to \$34,999 | 243 | 13.35% | 7,352 | 9.24% |
| \$35,000 to \$49,999 | 506 | 27.80% | 9,889 | 12.43% |
| \$50,000 to \$74,999 | 216 | 11.87% | 17,153 | 21.55% |
| \$75,000 or more | 455 | 25.00% | 35,997 | 45.23% |
| Cost-Burdened Renter Households | Taylor, TX | | Williamson County, TX | |
| | Count | Share of HHs in Income Group | Count | Share of HHs in Income Group |
| 30% or more of Income | 876 | 48.13% | 36,721 | 46.14% |
| Less than \$20,000 | 229 | 89.11% | 6,528 | 98.21% |
| \$20,000 to \$34,999 | 225 | 92.59% | 7,175 | 97.59% |
| \$35,000 to \$49,999 | 300 | 59.29% | 9,276 | 93.80% |
| \$50,000 to \$74,999 | 98 | 45.37% | 10,013 | 58.37% |
| \$75,000 or more | 24 | 5.27% | 3,729 | 10.36% |

Source: U.S. Census Bureau, 2023 American Community Survey

Key Points of Household Income, Age, and Cost Burden Analysis

1. Around 90% of housing rental housing units rent for less than \$1,500 per month.
2. While renter household incomes are dramatically lower than owner households, approximately 40% of renter households have incomes in excess of \$50,000.
3. For all households (renters and owners), those with a householder in the 25 to 34 age group have the highest share of households in higher income groups, as compared those with householders in other age groups.

Employment and Income

Census data shows that significant numbers of Taylor workers live outside of Taylor, generally commuting in from more outlying and rural areas, such as Rockdale and Cameron, as opposed to other more central parts of the Austin MSA. This impacts housing availability as well as cost since housing located near jobs can command a premium. With jobs in and around Taylor increasing, median incomes in the city are expected to climb in the coming years, putting a wider range of price points within reach for more Taylor residents and workers.

Household Income

Table 13 shows household income estimates for Taylor and Williamson County. The estimated median household income in Taylor is \$33,902 less than that of the rest of Williamson County. While 32% (2,280) of Taylor households earned \$100,000 or more, 55% (149,714) of Williamson County households exceed \$100,000 in annual income.

Table 13: Household Income, 2025

| Household Income | Taylor, TX | | Williamson County, TX | |
|---------------------------------|-----------------|--------|-----------------------|--------|
| | Count | Share | Count | Share |
| Total Households | 7,023 | | 273,108 | |
| < \$15,000 | 420 | 5.98% | 10,414 | 3.81% |
| \$15,000 to \$24,999 | 459 | 6.54% | 8,501 | 3.11% |
| \$25,000 to \$34,999 | 410 | 5.84% | 10,039 | 3.68% |
| \$35,000 to \$49,999 | 927 | 13.20% | 18,337 | 6.71% |
| \$50,000 to \$74,999 | 1,235 | 17.59% | 39,464 | 14.45% |
| \$75,000 to \$99,999 | 1,292 | 18.40% | 36,639 | 13.42% |
| \$100,000 to \$124,999 | 822 | 11.70% | 31,266 | 11.45% |
| \$125,000 to \$149,999 | 523 | 7.45% | 26,628 | 9.75% |
| \$150,000 to \$199,999 | 446 | 6.35% | 35,288 | 12.92% |
| \$200,000 or more | 489 | 6.96% | 56,532 | 20.70% |
| Average Household Income | \$93,010 | | \$148,709 | |
| Median Household Income | \$76,135 | | \$110,037 | |

Source: Census, Environics

Williamson County Employment Data

The following section contains employment data for Williamson County from the Texas Workforce Commission's Quarterly Census of Employment and Wages (QCEW). CDS examined 10 years of data from the QCEW, from Q2 2016 through Q2 2025, for employment, establishments, and average weekly wages. Reliable workforce and economic data are not available at the City level therefore data for these uses was sourced at the County level.

The data presented in this section of the report is divided by industry using the North American Industry Classification System (NAICS) Code. This data involves jobs located within Williamson County, not the employment of Williamson County residents.

It should also be noted that QCEW data covers payroll employment and does not monitor personal individual employment (self-employment, for example). The three tables on the following pages contain the raw data taken from the QCEW analyzed throughout this section.

The total employment in Williamson County has been on a rising trend over the last decade. In terms of jobs, the largest sectors are Retail Trade, Accommodation and Food Services, Health Care and Social Assistance, Educational Services, and Construction. All sectors of employment have seen growth in Williamson County over the last 10 years.

Table 14: Employment by Industry – Williamson County

| Industry | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Agriculture, Forestry, Fishing and Hunting | 38 | 45 | 49 | 49 | 51 | 57 | 59 | 58 | 51 | 46 |
| Mining, Quarrying, and Oil and Gas Extraction | 33 | 28 | 26 | 30 | 30 | 30 | 31 | 34 | 34 | 39 |
| Construction | 1,046 | 1,139 | 1,212 | 1,290 | 1,381 | 1,472 | 1,583 | 1,657 | 1,703 | 1,707 |
| Manufacturing | 348 | 377 | 401 | 400 | 426 | 445 | 470 | 493 | 504 | 532 |
| Utilities | 31 | 32 | 33 | 34 | 39 | 36 | 42 | 47 | 52 | 47 |
| Wholesale Trade | 533 | 547 | 544 | 573 | 574 | 620 | 647 | 667 | 663 | 641 |
| Retail Trade | 1,164 | 1,251 | 1,240 | 1,266 | 1,309 | 1,370 | 1,409 | 1,457 | 1,476 | 1,472 |
| Transportation and Warehousing | 196 | 195 | 230 | 235 | 239 | 269 | 307 | 320 | 328 | 300 |
| Information | 156 | 161 | 177 | 192 | 237 | 323 | 393 | 432 | 411 | 416 |
| Finance and Insurance | 626 | 844 | 685 | 708 | 748 | 1,059 | 1,074 | 795 | 819 | 853 |
| Real Estate and Rental and Leasing | 432 | 486 | 549 | 551 | 583 | 639 | 736 | 784 | 849 | 843 |
| Professional, Scientific, and Technical Services | 1,517 | 1,616 | 1,766 | 1,958 | 2,114 | 2,456 | 2,773 | 2,972 | 3,035 | 2,994 |
| Management of Companies and Enterprises | 26 | 31 | 38 | 46 | 53 | 63 | 66 | 67 | 78 | 79 |
| Administrative and Support and Waste Management and Remediation Services | 560 | 594 | 611 | 676 | 668 | 847 | 870 | 885 | 886 | 895 |
| Educational Services | 192 | 208 | 208 | 227 | 246 | 264 | 279 | 297 | 309 | 319 |
| Health Care and Social Assistance | 1,210 | 1,287 | 1,359 | 1,434 | 1,514 | 1,569 | 1,635 | 1,706 | 1,764 | 1,811 |
| Arts, Entertainment, and Recreation | 128 | 132 | 148 | 152 | 169 | 192 | 196 | 217 | 221 | 230 |
| Accommodation and Food Services | 772 | 821 | 864 | 942 | 982 | 1,044 | 1,099 | 1,180 | 1,238 | 1,232 |
| Other Services (except Public Administration) | 838 | 871 | 921 | 939 | 960 | 1,089 | 1,109 | 1,138 | 1,144 | 1,140 |
| Public Administration | 74 | 76 | 75 | 80 | 89 | 92 | 91 | 94 | 89 | 91 |
| Unclassified | 48 | 96 | 105 | 55 | 68 | 93 | 124 | 122 | 105 | 111 |
| Total | 9,967 | 10,636 | 11,221 | 11,837 | 12,480 | 14,029 | 14,993 | 15,422 | 15,759 | 15,797 |

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Table 15 represents the breakdown of establishments in Williamson County by industry. The industries with the highest number of workplaces located in Williamson County include Professional, Scientific, and Technical Services, Health Care and Social Assistance, and Construction accounting for 41% of all establishments.

The number of work establishments reported in Williamson County has increased 58% since 2016. All Industries reported an increase in the number of establishments from 2016 to 2025.

Table 15: Establishments by Industry – Williamson County

| Industry | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--|--------------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Agriculture, Forestry, Fishing and Hunting | \$557 | \$585 | \$589 | \$622 | \$701 | \$803 | \$744 | \$800 | \$806 | \$720 |
| Mining, Quarrying, and Oil and Gas Extraction | \$988 | \$949 | \$996 | \$1,011 | \$1,058 | \$1,111 | \$1,243 | \$1,221 | \$1,259 | \$1,335 |
| Construction | \$983 | \$1,037 | \$1,088 | \$1,141 | \$1,162 | \$1,234 | \$1,331 | \$1,440 | \$1,483 | \$1,516 |
| Manufacturing | \$1,831 | \$2,047 | \$1,902 | \$2,094 | \$2,274 | \$2,261 | \$2,238 | \$2,164 | \$2,220 | \$2,323 |
| Utilities | \$1,527 | \$1,598 | \$1,650 | \$1,581 | \$1,790 | \$1,786 | \$1,834 | \$1,934 | \$2,048 | \$2,086 |
| Wholesale Trade | \$1,567 | \$1,835 | \$1,812 | \$1,911 | \$2,057 | \$2,171 | \$2,152 | \$2,088 | \$2,329 | \$2,316 |
| Retail Trade | \$804 | \$847 | \$852 | \$676 | \$750 | \$834 | \$872 | \$883 | \$907 | \$930 |
| Transportation and Warehousing | \$964 | \$992 | \$1,037 | \$1,017 | \$1,084 | \$1,028 | \$1,095 | \$1,148 | \$1,191 | \$1,262 |
| Information | \$1,058 | \$1,043 | \$1,068 | \$1,076 | \$1,341 | \$1,459 | \$2,386 | \$2,575 | \$2,805 | \$2,848 |
| Finance and Insurance | \$1,354 | \$1,430 | \$1,457 | \$1,516 | \$1,656 | \$1,786 | \$1,810 | \$1,738 | \$1,712 | \$1,748 |
| Real Estate and Rental and Leasing | \$961 | \$983 | \$1,097 | \$1,044 | \$1,168 | \$1,148 | \$1,212 | \$1,244 | \$1,351 | \$1,373 |
| Professional, Scientific, and Technical Services | \$1,407 | \$1,403 | \$1,558 | \$1,692 | \$1,819 | \$1,938 | \$2,138 | \$2,353 | \$2,908 | \$3,188 |
| Management of Companies and Enterprises | \$4,540 | \$4,420 | \$4,174 | \$4,487 | \$4,880 | \$4,539 | \$3,804 | \$4,174 | \$3,485 | \$3,184 |
| Administrative and Support and Waste Management and Remediation Services | \$702 | \$716 | \$826 | \$841 | \$871 | \$899 | \$995 | \$1,057 | \$1,077 | \$1,128 |
| Educational Services | \$714 | \$730 | \$748 | \$758 | \$874 | \$899 | \$918 | \$935 | \$963 | \$970 |
| Health Care and Social Assistance | \$815 | \$886 | \$907 | \$906 | \$920 | \$998 | \$1,097 | \$1,087 | \$1,121 | \$1,158 |
| Arts, Entertainment, and Recreation | \$371 | \$398 | \$398 | \$400 | \$521 | \$502 | \$498 | \$543 | \$533 | \$552 |
| Accommodation and Food Services | \$355 | \$367 | \$378 | \$389 | \$392 | \$457 | \$499 | \$525 | \$540 | \$552 |
| Other Services (except Public Administration) | \$839 | \$891 | \$731 | \$754 | \$867 | \$851 | \$921 | \$951 | \$972 | \$1,042 |
| Public Administration | \$1,138 | \$1,090 | \$1,132 | \$1,166 | \$1,218 | \$1,262 | \$1,389 | \$1,574 | \$1,624 | \$1,659 |
| Unclassified | \$777 | \$710 | \$752 | \$517 | \$705 | \$801 | \$845 | \$1,068 | \$982 | \$991 |
| Total | \$933 | \$991 | \$1,013 | \$1,065 | \$1,192 | \$1,218 | \$1,293 | \$1,328 | \$1,417 | \$1,467 |

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Table 16, below, shows the average weekly wage earned by employees in each of the industries reported by the Texas Workforce Commission.

As seen in the figure, the total average weekly wage across all industries has increased every year in Williamson County employees. The industries with the highest average wage in 2023 are Professional, Scientific, and Technical Services, Management of Companies and Enterprises, and Information. Williamson County workers with jobs in Arts, Entertainment, and Recreation and Accommodation and Food Services are the lowest earning employees on average in 2025.

Table 16: Average Weekly Wages by Industry – Williamson County

| Industry | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--|--------------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Agriculture, Forestry, Fishing and Hunting | \$557 | \$585 | \$589 | \$622 | \$701 | \$803 | \$744 | \$800 | \$806 | \$720 |
| Mining, Quarrying, and Oil and Gas Extraction | \$988 | \$949 | \$996 | \$1,011 | \$1,058 | \$1,111 | \$1,243 | \$1,221 | \$1,259 | \$1,335 |
| Construction | \$983 | \$1,037 | \$1,088 | \$1,141 | \$1,162 | \$1,234 | \$1,331 | \$1,440 | \$1,483 | \$1,516 |
| Manufacturing | \$1,831 | \$2,047 | \$1,902 | \$2,094 | \$2,274 | \$2,261 | \$2,238 | \$2,164 | \$2,220 | \$2,323 |
| Utilities | \$1,527 | \$1,598 | \$1,650 | \$1,581 | \$1,790 | \$1,786 | \$1,834 | \$1,934 | \$2,048 | \$2,086 |
| Wholesale Trade | \$1,567 | \$1,835 | \$1,812 | \$1,911 | \$2,057 | \$2,171 | \$2,152 | \$2,088 | \$2,329 | \$2,316 |
| Retail Trade | \$804 | \$847 | \$852 | \$676 | \$750 | \$834 | \$872 | \$883 | \$907 | \$930 |
| Transportation and Warehousing | \$964 | \$992 | \$1,037 | \$1,017 | \$1,084 | \$1,028 | \$1,095 | \$1,148 | \$1,191 | \$1,262 |
| Information | \$1,058 | \$1,043 | \$1,068 | \$1,076 | \$1,341 | \$1,459 | \$2,386 | \$2,575 | \$2,805 | \$2,848 |
| Finance and Insurance | \$1,354 | \$1,430 | \$1,457 | \$1,516 | \$1,656 | \$1,786 | \$1,810 | \$1,738 | \$1,712 | \$1,748 |
| Real Estate and Rental and Leasing | \$961 | \$983 | \$1,097 | \$1,044 | \$1,168 | \$1,148 | \$1,212 | \$1,244 | \$1,351 | \$1,373 |
| Professional, Scientific, and Technical Services | \$1,407 | \$1,403 | \$1,558 | \$1,692 | \$1,819 | \$1,938 | \$2,138 | \$2,353 | \$2,908 | \$3,188 |
| Management of Companies and Enterprises | \$4,540 | \$4,420 | \$4,174 | \$4,487 | \$4,880 | \$4,539 | \$3,804 | \$4,174 | \$3,485 | \$3,184 |
| Administrative and Support and Waste Management and Remediation Services | \$702 | \$716 | \$826 | \$841 | \$871 | \$899 | \$995 | \$1,057 | \$1,077 | \$1,128 |
| Educational Services | \$714 | \$730 | \$748 | \$758 | \$874 | \$899 | \$918 | \$935 | \$963 | \$970 |
| Health Care and Social Assistance | \$815 | \$886 | \$907 | \$906 | \$920 | \$998 | \$1,097 | \$1,087 | \$1,121 | \$1,158 |
| Arts, Entertainment, and Recreation | \$371 | \$398 | \$398 | \$400 | \$521 | \$502 | \$498 | \$543 | \$533 | \$552 |
| Accommodation and Food Services | \$355 | \$367 | \$378 | \$389 | \$392 | \$457 | \$499 | \$525 | \$540 | \$552 |
| Other Services (except Public Administration) | \$839 | \$891 | \$731 | \$754 | \$867 | \$851 | \$921 | \$951 | \$972 | \$1,042 |
| Public Administration | \$1,138 | \$1,090 | \$1,132 | \$1,166 | \$1,218 | \$1,262 | \$1,389 | \$1,574 | \$1,624 | \$1,659 |
| Unclassified | \$777 | \$710 | \$752 | \$517 | \$705 | \$801 | \$845 | \$1,068 | \$982 | \$991 |
| Total | \$933 | \$991 | \$1,013 | \$1,065 | \$1,192 | \$1,218 | \$1,293 | \$1,328 | \$1,417 | \$1,467 |

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Industry Sectors

Table 17 shows the five largest industry sectors by employment in Williamson County are:

- Retail Trade
- Accommodation and Food Services
- Health Care and Social Assistance
- Educational Services
- Construction

Combined, these five industries employ 129,327 workers, which accounts for 54% of all jobs in the County. Williamson County employed 238,637 people across 15,797 establishments in 2025.

Table 17: Industries Ranked by 2025 Employment – Williamson County

In Order of Employees Greatest to Least

| Industry | 2025 | Share of Employment | Avg. Weekly Wage | Establishments |
|--|----------------|---------------------|------------------|----------------|
| Retail Trade | 28,989 | 12.1% | \$930 | 1,472 |
| Accommodation and Food Services | 27,461 | 11.5% | \$552 | 1,232 |
| Health Care and Social Assistance | 25,827 | 10.8% | \$1,156 | 1,811 |
| Educational Services | 23,885 | 10.0% | \$970 | 319 |
| Construction | 23,165 | 9.7% | \$1,516 | 1,707 |
| Professional, Scientific, and Technical Services | 20,212 | 8.5% | \$3,188 | 2,994 |
| Manufacturing | 15,722 | 6.6% | \$2,323 | 532 |
| Finance and Insurance | 14,672 | 6.1% | \$1,748 | 853 |
| Wholesale Trade | 12,517 | 5.2% | \$2,316 | 641 |
| Administrative and Support and Waste Management and Remediation Services | 12,300 | 5.2% | \$1,128 | 895 |
| Other Services (except Public Administration) | 7,390 | 3.1% | \$1,042 | 1,140 |
| Public Administration | 5,978 | 2.5% | \$1,659 | 91 |
| Arts, Entertainment, and Recreation | 4,330 | 1.8% | \$552 | 230 |
| Transportation and Warehousing | 4,319 | 1.8% | \$1,262 | 300 |
| Information | 3,495 | 1.5% | \$2,848 | 416 |
| Real Estate and Rental and Leasing | 3,339 | 1.4% | \$1,373 | 843 |
| Utilities | 2,229 | 0.9% | \$2,086 | 47 |
| Mining, Quarrying, and Oil and Gas Extraction | 1,164 | 0.5% | \$1,335 | 39 |
| Management of Companies and Enterprises | 1,147 | 0.5% | \$3,184 | 79 |
| Agriculture, Forestry, Fishing and Hunting | 285 | 0.1% | \$720 | 45 |
| Unclassified | 211 | 0.1% | \$991 | 111 |
| Total | 238,637 | 100% | \$32,879 | 15,797 |

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Table 18 illustrates growth and change by industry over the periods covering the last 5-year and 10-year periods. From 2020 to 2025, the largest growth rates were found in “Finance and Insurance” (18%, annualized) and “Arts, Entertainment, and Recreation” (17%, annualized).

All industries through each period saw positive growth in Williamson County. Wholesale Trade from 2020 to 2025 was the only negative growth result. Williamson County has experienced a 5% growth in employment from 2016 to 2025. Individually, growth rates varied greatly among sectors. Long term growth rates have varied from a high of 13% (Management of Companies and Enterprises) to a low of 0.6% (Wholesale Trade).

Table 18: Employment Growth by Industry – Williamson County

| Industry | Total Growth | | Annualized Growth Rate | |
|--|---------------|---------------|------------------------|-------------|
| | 2016 - 2025 | 2020 - 2025 | 2016 - 2025 | 2020 - 2025 |
| Agriculture, Forestry, Fishing and Hunting | 171 | 105 | 10.7% | 9.6% |
| Mining, Quarrying, and Oil and Gas Extraction | 174 | 289 | 1.8% | 5.9% |
| Construction | 11,715 | 7,271 | 8.1% | 7.8% |
| Manufacturing | 3,679 | 1,426 | 3.0% | 1.9% |
| Utilities | 770 | 708 | 4.8% | 7.9% |
| Wholesale Trade | 615 | -345 | 0.6% | -0.5% |
| Retail Trade | 5,954 | 5,675 | 2.6% | 4.5% |
| Transportation and Warehousing | 2,322 | 940 | 8.9% | 5.0% |
| Information | 1,581 | 1,923 | 6.9% | 17.3% |
| Finance and Insurance | 8,711 | 8,364 | 10.5% | 18.4% |
| Real Estate and Rental and Leasing | 1,566 | 730 | 7.3% | 5.1% |
| Professional, Scientific, and Technical Services | 10,089 | 8,156 | 8.0% | 10.9% |
| Management of Companies and Enterprises | 755 | 555 | 12.7% | 14.1% |
| Administrative and Support and Waste Management and Remediation Services | 3,641 | 3,169 | 4.0% | 6.1% |
| Educational Services | 4,520 | 4,408 | 2.4% | 4.2% |
| Health Care and Social Assistance | 9,060 | 6,844 | 4.9% | 6.4% |
| Arts, Entertainment, and Recreation | 1,120 | 2,392 | 3.4% | 17.4% |
| Accommodation and Food Services | 9,510 | 12,468 | 4.8% | 12.9% |
| Other Services (except Public Administration) | 1,710 | 2,651 | 3.0% | 9.3% |
| Public Administration | 1,983 | 1,161 | 4.6% | 4.4% |
| Unclassified | 119 | 170 | 9.7% | 38.8% |
| Total | 79,765 | 69,060 | 5.3% | 4.8% |

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Wage Profile

Table 19 displays the analysis of average weekly wage and its growth within 5-year, and 10-year time periods. The industries with the fastest growth in average weekly wage from 2020 to 2025 were “Information” (16%, annualized) and “Professional, Scientific, and Technical Services” (12%, annualized). The decline in the average wages paid to “Management of Companies and Enterprises” is likely a composition effect as an increasingly diverse subset of professional managers move to Williamson County.

Table 19: Average Weekly Wage Growth by Industry – Williamson County

| Industry | Total Growth | | Annualized Growth Rate | |
|--|--------------|--------------|------------------------|-------------|
| | 2016 - 2025 | 2020 - 2025 | 2016 - 2025 | 2020 - 2025 |
| Agriculture, Forestry, Fishing and Hunting | \$163 | \$19 | 2.9% | 0.5% |
| Mining, Quarrying, and Oil and Gas Extraction | \$337 | \$277 | 3.3% | 4.8% |
| Construction | \$533 | \$354 | 4.9% | 5.5% |
| Manufacturing | \$492 | \$49 | 2.7% | 0.4% |
| Utilities | \$559 | \$296 | 3.5% | 3.1% |
| Wholesale Trade | \$749 | \$259 | 4.4% | 2.4% |
| Retail Trade | \$326 | \$180 | 4.9% | 4.4% |
| Transportation and Warehousing | \$298 | \$178 | 3.0% | 3.1% |
| Information | \$1,792 | \$1,507 | 11.7% | 16.3% |
| Finance and Insurance | \$394 | \$92 | 2.9% | 1.1% |
| Real Estate and Rental and Leasing | \$412 | \$205 | 4.0% | 3.3% |
| Professional, Scientific, and Technical Services | \$1,781 | \$1,369 | 9.5% | 11.9% |
| Management of Companies and Enterprises | (\$1,356) | (\$1,696) | -3.9% | -8.2% |
| Administrative and Support and Waste Management and Remediation Services | \$426 | \$257 | 5.4% | 5.3% |
| Educational Services | \$256 | \$96 | 3.5% | 2.1% |
| Health Care and Social Assistance | \$341 | \$236 | 4.0% | 4.7% |
| Arts, Entertainment, and Recreation | \$181 | \$31 | 4.5% | 1.2% |
| Accommodation and Food Services | \$197 | \$160 | 5.0% | 7.1% |
| Other Services (except Public Administration) | \$403 | \$175 | 5.6% | 3.7% |
| Public Administration | \$521 | \$441 | 4.3% | 6.4% |
| Unclassified | \$214 | \$286 | 2.7% | 7.0% |
| Total | 9,019 | 4,771 | 5.2% | 4.2% |

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Table 20 shows the growth in total wages paid by industry for varying time periods. In the second quarter of 2025, Williamson County paid employees approximately \$4.5 billion. The Information industry has seen the fastest growth in total wages over the last 10 years, followed by Professional, Scientific, and Technical Services.

Table 20: Total Wages Paid, Growth by Industry – Williamson County

| Industry | Total Growth | | Annualized Growth Rate | |
|--|------------------------|------------------------|------------------------|-------------|
| | 2016 - 2025 | 2020 - 2025 | 2016 - 2025 | 2020 - 2025 |
| Agriculture, Forestry, Fishing and Hunting | \$1,846,679 | \$1,031,417 | 14.0% | 10.3% |
| Mining, Quarrying, and Oil and Gas Extraction | \$7,341,619 | \$8,156,121 | 5.2% | 10.9% |
| Construction | \$310,215,963 | \$216,343,224 | 13.5% | 13.7% |
| Manufacturing | \$188,000,404 | \$52,000,148 | 5.8% | 2.3% |
| Utilities | \$31,488,067 | \$25,064,708 | 8.5% | 11.3% |
| Wholesale Trade | \$134,368,895 | \$32,924,460 | 5.0% | 1.8% |
| Retail Trade | \$169,653,998 | \$123,123,217 | 7.6% | 9.0% |
| Transportation and Warehousing | \$45,834,073 | \$23,231,593 | 12.3% | 8.3% |
| Information | \$103,132,205 | \$102,020,039 | 19.4% | 36.4% |
| Finance and Insurance | \$228,521,245 | \$197,661,559 | 13.7% | 19.7% |
| Real Estate and Rental and Leasing | \$37,473,120 | \$20,003,769 | 11.6% | 8.5% |
| Professional, Scientific, and Technical Services | \$652,421,904 | \$552,572,469 | 18.3% | 24.1% |
| Management of Companies and Enterprises | \$24,307,400 | \$9,886,765 | 8.3% | 4.8% |
| Administrative and Support and Waste Management and Remediation Services | \$101,326,747 | \$77,029,383 | 9.6% | 11.8% |
| Educational Services | \$121,503,108 | \$79,742,212 | 5.9% | 6.3% |
| Health Care and Social Assistance | \$210,458,084 | \$161,151,568 | 9.1% | 11.3% |
| Arts, Entertainment, and Recreation | \$15,591,926 | \$17,954,913 | 8.0% | 18.8% |
| Accommodation and Food Services | \$114,108,641 | \$120,541,109 | 10.1% | 20.8% |
| Other Services (except Public Administration) | \$52,908,366 | \$46,684,587 | 8.7% | 13.4% |
| Public Administration | \$69,814,380 | \$52,649,513 | 9.1% | 11.1% |
| Unclassified | \$1,786,010 | \$2,339,124 | 12.7% | 48.5% |
| Total | \$2,622,102,834 | \$1,922,111,898 | 5.2% | 4.2% |

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Table 21 shows the top ten largest industries that employ the largest share of workers in Williamson County. Average weekly wages are included for comparison, as well as a 2020 to 2025 growth in employment.

- The ten largest industry sectors employ 86% (204,750) of the 238,637 workers in the Williamson County.
- The average weekly wage for these industries, \$1,464, is approximately equal to the county-wide average of \$1,467.
- 9 of 10 industries with the most number of employees experienced positive job growth since 2021.

Table 21: Williamson County Top Ten Industries by Employment and Average Weekly Wage, 2025

| Industry | Employment | Avg. Weekly Wage | 2020 - 2025 Job Growth |
|--|----------------|------------------|------------------------|
| Retail Trade | 28,989 | \$930 | 5,675 |
| Accommodation and Food Services | 27,461 | \$552 | 12,468 |
| Health Care and Social Assistance | 25,827 | \$1,156 | 6,844 |
| Educational Services | 23,885 | \$970 | 4,408 |
| Construction | 23,165 | \$1,516 | 7,271 |
| Professional, Scientific, and Technical Services | 20,212 | \$3,188 | 8,156 |
| Manufacturing | 15,722 | \$2,323 | 1,426 |
| Finance and Insurance | 14,672 | \$1,748 | 8,364 |
| Wholesale Trade | 12,517 | \$2,316 | -345 |
| Administrative and Support and Waste Management and Remediation Services | 12,300 | \$1,128 | 3,169 |
| Total | 204,750 | \$1,464 | 57,436 |

*average weekly wage for top ten industries was calculated by multiplying each wage by number of employees in the same industry. Once the total weekly wage per industry is calculated, they are all totaled then divided by total number of employees. This average weekly wage is calculated only from the industries listed above. Note that the average weekly wage across all industries is \$913.

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Table 22 shows the highest paying industries in Williamson County paying greater than the average weekly wage on average, have grown dramatically, adding 42% (29,219) more jobs since 2020.

- These are 9 of the 20 industry sectors, employing 42% (99,137) of all workers in Williamson County.
- The 9 industries listed below have an average weekly wage of \$2,208, compared to the county's average wage of \$1,467 a week.

Table 22: Williamson County Industries Paying Greater Than Average Weekly Wage, 2025

| Industry | Employment | Avg. Weekly Wage | 2020 - 2025 Job Growth |
|--|---------------|------------------|------------------------|
| Professional, Scientific, and Technical Services | 20,212 | \$3,188 | 8,156 |
| Management of Companies and Enterprises | 1,147 | \$3,184 | 555 |
| Information | 3,495 | \$2,848 | 1,923 |
| Manufacturing | 15,722 | \$2,323 | 1,426 |
| Wholesale Trade | 12,517 | \$2,316 | -345 |
| Utilities | 2,229 | \$2,086 | 708 |
| Finance and Insurance | 14,672 | \$1,748 | 8,364 |
| Public Administration | 5,978 | \$1,659 | 1,161 |
| Construction | 23,165 | \$1,516 | 7,271 |
| Total | 99,137 | \$2,208 | 29,219 |

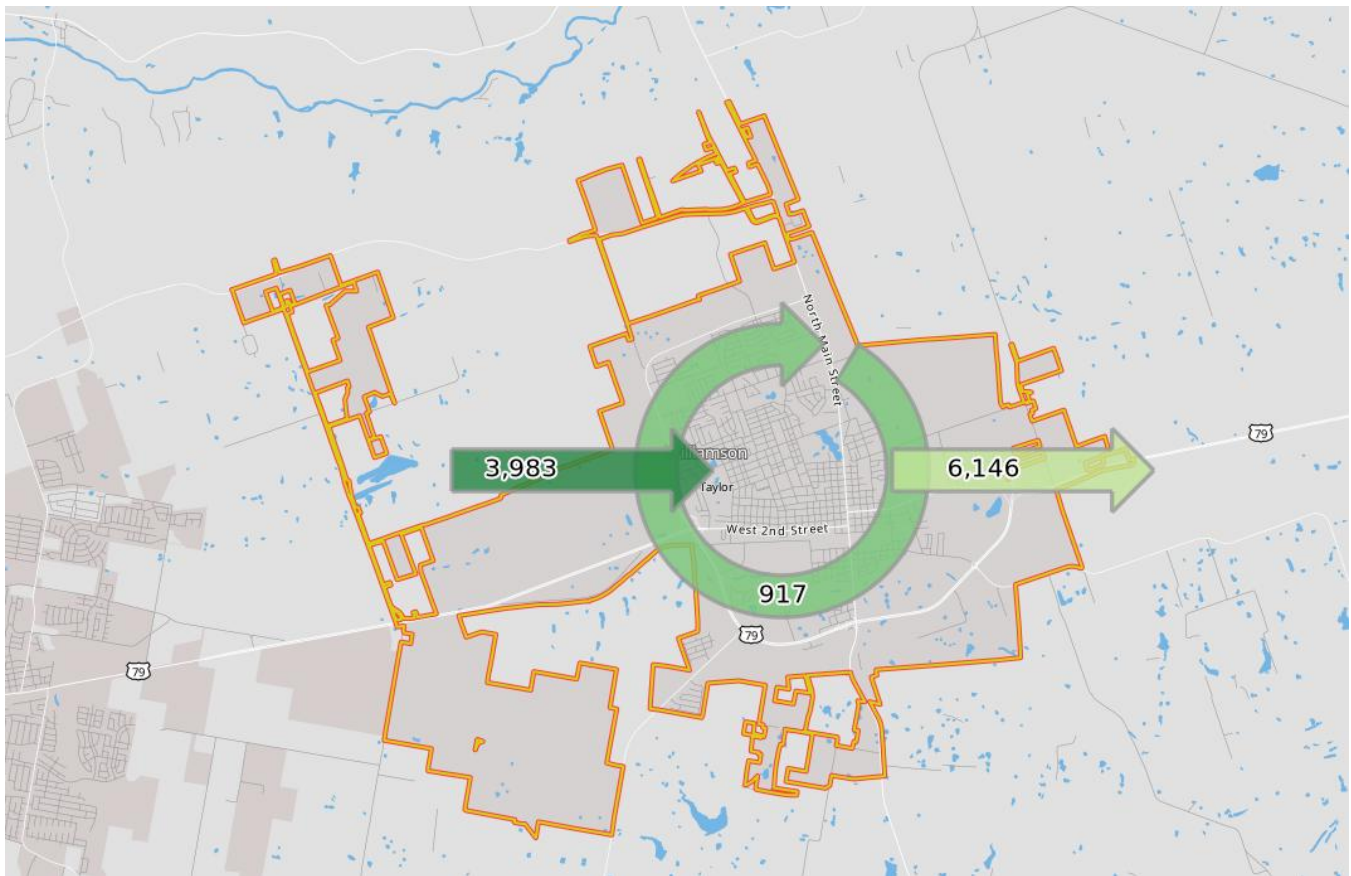
*This is the average weekly wage of the industries shown above. Note that the average weekly wage across *all* industries is \$1,467.

Source: Texas Workforce Commission Quarterly Census of Employment and Wages (QCEW)

Job Inflow and Outflow

Figure 5: Job Inflow and Outflow below shows the direction in 2023 of job inflow and outflow of workers and employed residents in Taylor, as estimated by the Bureau of the Census through its Longitudinal Employer / Household Dynamics program (LEHD). The dark green arrow indicates workers employed in Taylor living outside the city limits who commute into the City for work (3,983). The lighter green circular arrow represents those employed and living in Taylor (917). The lightest green arrow shows the number of those living in Taylor but employed outside of the City (6,146).

Figure 5: Job Inflow and Outflow



Source: Bureau of the Census LEHD

Table 23 shows further detail of the 2023 Taylor job inflow and outflow data. Figures for 2023 are the most recent year data available. Although the data is slightly dated, the share of those living and working in Taylor should be relatively unchanged.

Data shows Taylor experiences a high rate of inflow with 81% of those employed in the City living outside of the City. This indicates an opportunity for Taylor to improve its share of existing and future local workers housed within the City. An estimated 87% of employed residents of the City commute to employment outside Taylor.

Table 23: Taylor LEHD Inflow/Outflow Job Counts, 2023

| Inflow/Outflow Job Counts (All Jobs) | Count | Share |
|---------------------------------------|--------------|-------|
| Employed in Taylor | 5,982 | |
| Employed in Taylor but Living Outside | 4,685 | 78.3% |
| Employed and Living in Taylor | 1,297 | 21.7% |
| Living in the Selection Area | | |
| Living in the Selection Area | 8,910 | |
| Living in Taylor but Employed Outside | 7,613 | 85.4% |
| Living and Employed in Taylor | 1,297 | 14.6% |

Source: US Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics (LEHD), OnTheMap

Table 24 through Table 27 provides information on commuters to and from Taylor, including where they're going on how much they earn. According to the Census LEHD Data, the income profile of those who live in Taylor and those who work in Taylor is quite similar despite the fact that the overwhelming majority of employed residents of Taylor commute elsewhere and a similar majority of those employed in Taylor do not live in the city. There is a slight difference in the two groups' middle income earners, where Taylor residents are more concentrated on the higher and lower ends of the reported income ranges than those who work in Taylor.

Table 24: Taylor LEHD Inflow/Outflow Job Counts, 2023

| | Count | Share |
|------------------------------|-------|-------|
| Live in Taylor | | |
| \$1,250 per month or less | 1,265 | 14.2% |
| \$1,251 to \$3,333 per month | 2,333 | 26.2% |
| More than \$3,333 per month | 5,312 | 59.6% |
| Work in Taylor | | |
| \$1,250 per month or less | 784 | 13.1% |
| \$1,251 to \$3,333 per month | 1,653 | 27.6% |
| More than \$3,333 per month | 3,545 | 59.3% |

Source: US Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics (LEHD), OnTheMap

A significant difference in income is noticeable when looking at the reported incomes of the less than 15% of employed Taylor residents who also work within the city's boundaries. The shares of those who both live and work in Taylor are much higher in the lower two income ranges reported by the LEHD program. This data, along with the sizable commuting inflow and outflow in Taylor, suggests that the jobs available in Taylor quite often do not match the skills and needs of those who live in the city.

Table 25: Taylor LEHD Inflow/Outflow Job Counts, 2023

| | Count | Share |
|------------------------------|-------|-------|
| Workers Who Commute In | | |
| \$1,250 per month or less | 561 | 12.0% |
| \$1,251 to \$3,333 per month | 1,189 | 25.4% |
| More than \$3,333 per month | 2,935 | 62.6% |
| Residents Who Commute Out | | |
| \$1,250 per month or less | 1,042 | 13.7% |
| \$1,251 to \$3,333 per month | 1,869 | 24.6% |
| More than \$3,333 per month | 4,702 | 61.8% |
| Live and Work in Taylor | | |
| \$1,250 per month or less | 223 | 17.2% |
| \$1,251 to \$3,333 per month | 464 | 35.8% |
| More than \$3,333 per month | 610 | 47.0% |

Source: US Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics (LEHD), OnTheMap

Approximately one-sixth of Taylor workers live within 10 miles of their workplace. Almost half live at least 25 miles away. Nearly 5,617 workers are currently commuting over 10 miles to work in Taylor, just over 3,000 commute from 25 or more miles away. Longer-distance commuters live in a wide range of communities.

Table 26: Commuting Distance for Taylor Workers

| Distance Home to Work | Count | Share |
|-----------------------|--------------|-------|
| Total All Jobs | 5,982 | |
| Less than 10 miles | 1,824 | 30.5% |
| 10 to 24 miles | 1,860 | 31.1% |
| 25 to 50 miles | 930 | 15.5% |
| Greater than 50 miles | 1,368 | 22.9% |

Source: US Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics (LEHD), OnTheMap

Table 27: Cities Where Taylor Workers Live

| Commuting Origin Place | Number of Workers | |
|------------------------|-------------------|-------|
| | Count | Share |
| All Places | 5,982 | |
| Taylor city, TX | 1,297 | 21.7% |
| Austin city, TX | 415 | 6.9% |
| Round Rock city, TX | 252 | 4.2% |
| Hutto city, TX | 189 | 3.2% |
| Georgetown city, TX | 156 | 2.6% |
| Pflugerville city, TX | 107 | 1.8% |
| San Antonio city, TX | 92 | 1.5% |
| Temple city, TX | 89 | 1.5% |
| Rockdale city, TX | 85 | 1.4% |
| Leander city, TX | 69 | 1.2% |
| All Other Locations | 3,231 | 54.0% |

Source: US Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics (LEHD), OnTheMap

Future Employers

Table 28 on the following provides a summary of employers who have announced publicly their intention to establish operations in and around Taylor. Where available, the projected annual wage is provided or a range based on similar job profiles and publicly-available data in the MSA. Each employer is projected to create at least some jobs that are higher than the average and median household income in Taylor (\$93,010 and \$76,135, respectively) and serve as a possible additional demand for new market-rate housing in Taylor.

Table 28: Major Future Employers and Facilities in Taylor and Vicinity

| Employer | Industry/Project | Location | Number of Jobs | Annual Wage Est. |
|--|---|------------|----------------|-------------------------------------|
| Samsung Austin Semiconductor | Taylor semiconductor fabrication campus (Fab 1 and related support facilities) | Taylor | 1,800 | Confirmed: \$159,244.80 |
| Soulbrain TX, LLC | Semiconductor chemicals plant (phosphoric acid Phase I; hydrofluoric acid Phase II) | Taylor | 50 | Market Range: \$45,000-\$130,000 |
| Compal USA Technology/Compal Electronics | Server Racks/Electronics Manufacturing | Taylor | 750-900 | Market Range: \$42,000-\$130,000 |
| The Steel Network | Steel Framing Manufacturing | Taylor | 20 | Market Range: \$40,000-\$80,000 |
| iMarket America/Gradiant Technology Park | Industrial manufacturing, warehousing, R&D | Taylor | Not Available | Market Range: \$42,000-\$95,000 |
| Hironic Co. Ltd. | Medical devices/beauty devices | Taylor | Not Available | Market Range: \$41,000-\$85,000 |
| Compal USA Technology/Compal Electronics | Electronics/Enterprise-Cloud support services | Georgetown | 100 | Market Range: \$42,000-\$105,000 |
| Pegatron Corporation | AI server/Hi-Tech Electronics Manufacturing | Georgetown | 100 | Market Range: \$44,000-\$133,000 |
| Labatt Food Service | Food distribution | Jarrell | 150 | Market Range: \$40,000-\$108,000 |
| Hanyang ENG USA, Inc. | Engineering/Semiconductor Services | Cedar Park | 50 | Market Range: \$59,000-\$133,000 |

Source: City of Taylor, Taylor Economic Development Corporation, Williamson County, U.S. Bureau of Labor Statistics

HOUSING SUPPLY ASSESSMENT

Existing Housing Market

This section examines the existing housing market in Taylor, looking specifically at local data gathered by CDS through field research and interviews. Both single family rental houses and multifamily units were investigated.

According to ACS 5-year data, the City of Taylor has 7,016 total housing units. Table 29 describes the number of units by type of structure. The totals represent the number of units in each structure type, not the number of residential properties overall. The table reveals that approximately 6,000 single-family units exist in Taylor and approximately 1,000 multi-family units. Multi-family units are further detailed in Table 41.

Table 29: Housing Units by Number of Units in Structure

| Type of Unit | # of Units |
|--|------------|
| Single-Family Detached | 5,948 |
| Single-Family Attached | 26 |
| 2-4 Units | 648 |
| 5-19 Units | 175 |
| 20 or More Units | 154 |
| Mobile Home (includes HUD code manufactured homes) | 65 |
| Boat, RV, Van, etc. | 0 |

Source: ACS 2020-2024

About 25% of Taylor households (1,820) rent their home, according to the 2023 ACS estimates. According to the 2023 US Census Bureau the city of Taylor has 7,102 total housing units with 93% reported to be occupied housing units. Owner occupied units made up 67% (4,767) of the units and renter occupied units made up 26% (1,820). 79% of all housing units are single family detached units, or rather, single family homes that do not share a wall with other housing units. 19% of the total units in the city of Taylor are multi-family units and 1% are manufactured/mobile homes. An overwhelming majority of homeownership in Taylor is ownership of a single-family detached house. CDS is particularly grateful for the data offered in interviews with local real estate professionals, which provided especially valuable insight into the supply and rental rates of rented housing in Taylor that proved challenging to come by from other sources.

Existing Single-Family Supply and Inventory

Single-Family home listing inventory in Taylor has increased significantly as of 2025 after several years of tight supply driven by the introduction of the Samsung facility and Covid-19 era demand. As the availability of housing has grown in the City of Taylor prices have softened in the market. In 2025, 34% of all sales in Taylor were new construction, compared to 2022 when only 4.4% of sales were new construction.

Table 30: Housing Transactions 2022-2025

| Type of Listing | 2022 | 2023 | 2024 | 2025 |
|-------------------------------|------|-------|-------|-------|
| Resale – Homes Sold | 216 | 191 | 187 | 171 |
| New Construction – Homes Sold | 10 | 24 | 31 | 86 |
| Percent New | 4.4% | 11.2% | 14.2% | 33.5% |

Source: Cotality, Austin Board of Realtors, all homes have Taylor Addresses

In 2025 the median sale price was \$310,000 which was 86% of the \$360,000 seen in 2022.

Table 31: Average Sold Price 2022-2025

| Price | 2022 | 2023 | 2024 | 2025 |
|---------|-----------|-----------|-----------|-----------|
| Average | \$419,065 | \$348,087 | \$328,205 | \$330,461 |
| Median | \$360,000 | \$330,500 | \$315,000 | \$310,000 |

Source: Cotality, Austin Board of Realtors, all homes have Taylor Addresses

Houses under \$300,000 made up 34% of the total sales in the Taylor market in 2022 through 2025. Homes under \$150,000 in the city of Taylor make up 2.8% of the total Taylor market. Most sales in this sector consist of homes in unlivable condition or homes with significant repairs needed to match the utility of an average house in the market. Homes above \$450,000 make up 11% of the market.

Table 32: Home Sales by Price Range 2022-2025

| Price Range | 2022 |
|-----------------------|-------|
| Under \$150,000 | 2.8% |
| \$150,000 - \$200,000 | 5.7% |
| \$200,000 - \$250,000 | 8.1% |
| \$250,000 - \$300,000 | 17.0% |
| \$300,000 - \$350,000 | 29.3% |
| \$350,000 - \$450,000 | 25.7% |
| \$450,000 - \$550,000 | 4.0% |
| \$550,000 and up | 7.4% |

Source: Cotality, Austin Board of Realtors, all homes have Taylor Addresses

In 2025 the median number of days a house was on the market was more than double the days seen in 2022.

Table 33: Median Days on Market 2022-2025

| Days on Market | 2022 | 2023 | 2024 | 2025 |
|----------------|------|------|------|------|
| Average | 15 | 43 | 53 | 39 |
| Median | 28 | 64 | 73 | 78 |

Source: Cotality, Austin Board of Realtors, all homes have Taylor Addresses

Existing Rental Market

According to 2023 US Census Bureau in the City of Taylor 16% of all one-unit homes are occupied by renters. Per ABOR MLS statistics the majority of the active rental listings on the market are detached single family homes making up 84% of the available rental listings on the MLS. Duplexes and quadplexes are also an available option to renters making up 12.7% of the active listings. The analysis below is of 656 single family rental units actively listed or rented in Taylor across a four-year period. This data from ABOR tracks transactions, it does track the total supply of single family rentals or

Single Family Rentals

Table 34 through Table 40 shows a summary of characteristics specifically for single-family rental properties currently on the market. Median asking rents of single family homes currently on the MLS are over 50% greater than the census reported market wide median rent. In 2025 214 properties were rented, a 130% increase from 2022. The median rent peaked in 2023 at \$1,961 and has fallen back to \$1,859 by 2025.

Table 34: Taylor Current Rental Home Active MLS Listings Summary

As of February 13th, 2026

| Active Rental Listings | |
|----------------------------|---------|
| Homes for Rent | 63 |
| Median Asking Rent: | \$1,850 |
| Median Asking Rent psf | \$1.21 |
| Median Square Footage: | 1679 |
| Average Number of Bedrooms | 3 |

Source: Austin Board of Realtors, all homes have Taylor Addresses

Table 35: Single Family Closed Rental Listings 2022-2025

| Rental Closings | 2022 | 2023 | 2024 | 2025 |
|------------------|------|------|------|------|
| New Construction | 7 | 15 | 10 | 22 |
| Existing Units | 86 | 140 | 159 | 192 |

Source: Cotality, Austin Board of Realtors, all homes have Taylor Addresses

Table 36: Home Rentals 2022-2025

| Rental Closings | 2022 | 2023 | 2024 | 2025 |
|-----------------|------|------|------|------|
| Closings | 93 | 155 | 169 | 214 |

Source: Cotality, Austin Board of Realtors, all homes have Taylor Addresses

Table 37: Average Rent 2022-2025

| Rent | 2022 | 2023 | 2024 | 2025 |
|-------------|---------|---------|---------|---------|
| Median Rent | \$1,815 | \$1,961 | \$1,921 | \$1,859 |

Source: Cotality, Austin Board of Realtors, all homes have Taylor Addresses

The most populous rent price band in Taylor is \$1,750 to \$2,000, 31.8% of housing renting in that range. Few properties (6%) in Taylor rent for above \$2,500 and even less at the low end 5.4% for under \$1,200 a month sector.

Table 38: Home Rent by Price Range 2022-2026

| Rent Range | 2022 |
|-----------------|-------|
| Under \$1200 | 5.4% |
| \$1200 - \$1500 | 12.6% |
| \$1500 - \$1750 | 13.7% |
| \$1750 - \$2000 | 31.8% |
| \$2000 - \$2250 | 19.9% |
| \$2250 - \$2500 | 10.3% |
| \$2500 and up | 6.0% |

Source: Cotality, Austin Board of Realtors, all homes have Taylor Addresses

Days on market for rental properties in Taylor have been increasing since 2022 where they were as low as a median of 14 days. By 2025 it almost tripled to 41 days on market for the median rental.

Table 39: Rental Days on Market 2022-2025

| Days On Market | 2022 | 2023 | 2024 | 2025 |
|----------------|------|------|------|------|
| Average | 23 | 34 | 44 | 56 |
| Median | 14 | 21 | 38 | 41 |

Source: Cotality, Austin Board of Realtors, all homes have Taylor Addresses

List price to close price ratios typically stay close to 1 for rentals in a deep enough market. 2023 and 2024 saw the ration fall below 1 but in 2025 it returned to above 1. This is generally a sign of a shift in the market.

Table 40: Taylor Single Family Rentals – Median List to Close Price Ratio

| Price | 2022 | 2023 | 2024 | 2025 |
|--------------|---------|---------|---------|---------|
| Median List | \$1,850 | \$1,950 | \$1,950 | \$1,850 |
| Median Close | \$1,945 | \$1,900 | \$1,895 | \$1,875 |
| Ratio | 1.05 | 0.97 | 0.97 | 1.01 |

Source: Cotality, Austin Board of Realtors, all homes have Taylor Addresses

Multifamily Housing Supply

Multifamily units account for a small share of housing in Taylor, just an estimated 14.8% (1,054) of the 7,102 housing units in the City, according to the 2023 Census ACS estimates. CDS visited 24 known commercially-available rental properties and interviewed the onsite manager at each if they were available. Interviews took place on December 18, 2025 at the following locations:

- The Arbors of Taylor
- Taylor Square
- Lakeside Apartments
- Heritage Oaks
- Burnett Place
- 900 Vance St

Table 41 lists all current multifamily properties in Taylor.

Table 41: Taylor Multifamily Housing Current Inventory

| Property Address | Property Name | Number Of Units | Year Built | Vacancy | Avg Asking/Unit | Avg Asking/SF | Notes |
|-------------------------|---------------------------|-----------------|------------|-------------|-----------------|---------------|---------------------------------|
| 1000 Mallard Ln | Mallard Run Apartments | 40 | 1983 | 0.0% | \$870 | \$1.13 | Rent Restricted |
| 1005 Cottonbowl Dr | Taylor Square Apartments | 52 | 1985 | 13.5% | \$649 | \$0.85 | Rent Restricted |
| 1009 Burkett St | | 4 | 1985 | 0.0% | | | |
| 1117 Burkett St | | 4 | 1984 | 0.0% | | | |
| 1209 Vance St | Lakeside Apartments | 55 | 1947 | 12.7% | \$1,133 | \$1.53 | |
| 149 Pivot Dr | Grove at Bull Creek | 371 | 2023 | 0.0% | | | |
| 1609 Jones St | | 5 | 1970 | 0.0% | | | |
| 1611 Jones St | | 7 | 1970 | 0.0% | | | Rent Subsidized |
| 201 Highland Dr | The Arbors of Taylor | 88 | 1985 | 5.7% | \$1,191 | \$1.60 | |
| 210 W Lake Dr | City Lake Townhomes | 19 | 1985 | 0.0% | \$1,580 | \$1.35 | |
| 2106 Holly Springs Dr | Tejas Apartments | 10 | 1984 | 30.0% | \$1,506 | \$1.17 | |
| 213 Debus Dr | Heritage Oaks | 64 | 1978 | 1.6% | \$837 | \$1.19 | Affordable Units |
| 2501 Davis St | Stepping Stone Apartments | 44 | 1993 | 0.0% | \$678 | \$1.01 | Rent Restricted, Senior Housing |
| 2700 Sunny Ln | Sunny Lane Apartments | 24 | 1984 | 8.3% | \$955 | \$0.96 | |
| 2800-2802 Bull Run Rd | Bull Run Apartments | 16 | 1985 | 6.3% | \$546 | \$0.73 | |
| 319 Sloan St | Gardens of Taylor | 36 | 2006 | 5.6% | \$1,343 | \$1.39 | Rent Restricted, Senior Housing |
| 3700 N Main St | Main Street Commons | 75 | 2013 | 16.0% | \$606 | \$0.82 | Rent Restricted, Senior Housing |
| 401 Branch St | | 10 | 1965 | 10.0% | | | Affordable Units |
| 405 Sloan St | Burnett Place Apartments | 72 | 1999 | 15.3% | \$1,242 | \$1.32 | Rent Restricted |
| 410 Thorndale Rd | | 5 | 1975 | 0.0% | | | |
| 500 Debus Dr | | 11 | 2024 | 9.1% | | | |
| 606 W 6th St | | 1 | 1930 | 0.0% | | | |
| 706 W 6th St | | 4 | 2016 | 0.0% | | | |
| 715 Porter St | | 4 | 1930 | 0.0% | | | |
| Total | | 1,021 | | 5.2% | \$973 | \$1.20 | |
| Total Affordable | | 400 | | 8.5% | \$875 | \$1.09 | |

Source: CoStar

About 40% of multifamily rental units in Taylor are classified in at least one non-market rate category: Affordable Units (older, lower quality units), Rent Restricted (only rented to households earning below a certain income threshold), Rent Subsidized (accepting various rent assistance programs), and Senior Housing (renters are age-restricted). These units have a slightly higher vacancy than the market as a whole. Asking rents for these affordable units are 9-10% lower than the market as a whole.

Multifamily housing data from the City of Taylor indicates 708 total units, 475 of which are in non-market rate categories, and only 10 of which are presently vacant. Multiple apartment complexes surveyed by the city had wait lists, with over 130 individuals and families currently waiting for units to become available.

Key Takeaways from December 18, 2025 Interviews:

- On-site personal consistently reported reasonable (10% or less) rates of vacancy but market choppiness due to Samsung work crew scheduling.
- Recent turnover has been high, with Samsung work crews brought in for relatively short jobs and limited usage of corporate or temp company rented apartments.
- The limited supply of affordable and well-maintained housing in Taylor was remarked on by all interviewed on-site managers.
- Reported average effective market rents range from \$542/mo. to \$1,575/mo.
- The lowest rent reported was \$542/mo. for a one-bedroom apartment while the highest reported rent was \$1,932 for a three-bedroom apartment.
- Current market rate apartment occupancy is mixed between Samsung contractors and locals who primarily work in local service jobs or are retired.
- Affordable housing managers reported full occupancy with waiting lists for their properties.

Photos of Taylor Rental Properties

The following photos are representative of the multi-family facilities in Taylor, TX.

706 W. 6th Street



Taylor Square Apartments



Heritage Oaks



Burnett Place Apartments



Sunny Lane Apartments



Lakeside Apartments



Source: Google Streetview

Housing Affordability

Estimating the magnitude of affordable housing demand requires the establishment of standards for affordable rent levels and home purchase payments. This is relatively straightforward for rental housing, as household income levels can be directly translated into affordable monthly rents at a maximum of 30% of gross income. It should be noted that considerations such as security deposits, relevant legal records, credit scores, family size, willingness to share with roommates, and other household expenses (medical payments, transportation expenses, student loan debt, etc.) are obviously important in determining the affordability levels for individual households, but are beyond the basic analysis provided and summarized in this analysis and Table 42 below.

Table 42: Affordable Rent or Monthly Payment Calculation

| Annual income | \$15,000 | \$20,000 | \$25,000 | \$30,000 | \$35,000 | \$40,000 | \$45,000 | \$50,000 | \$55,000 | \$60,000 | \$65,000 | \$70,000 | \$75,000 |
|------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Hourly wage rate | \$7.21 | \$9.62 | \$12.02 | \$14.42 | \$16.83 | \$19.23 | \$21.63 | \$24.04 | \$26.44 | \$28.85 | \$31.25 | \$33.65 | \$36.06 |
| Weekly wage | \$288 | \$385 | \$481 | \$577 | \$673 | \$769 | \$865 | \$962 | \$1,058 | \$1,154 | \$1,250 | \$1,346 | \$1,442 |
| Monthly income | \$1,250 | \$1,667 | \$2,083 | \$2,500 | \$2,917 | \$3,333 | \$3,750 | \$4,167 | \$4,583 | \$5,000 | \$5,417 | \$5,833 | \$6,250 |
| Max. Rent | \$375 | \$500 | \$625 | \$750 | \$875 | \$1,000 | \$1,125 | \$1,250 | \$1,375 | \$1,500 | \$1,625 | \$1,750 | \$1,875 |

Note: Hourly wage rate based on 2,080 hours/yr.

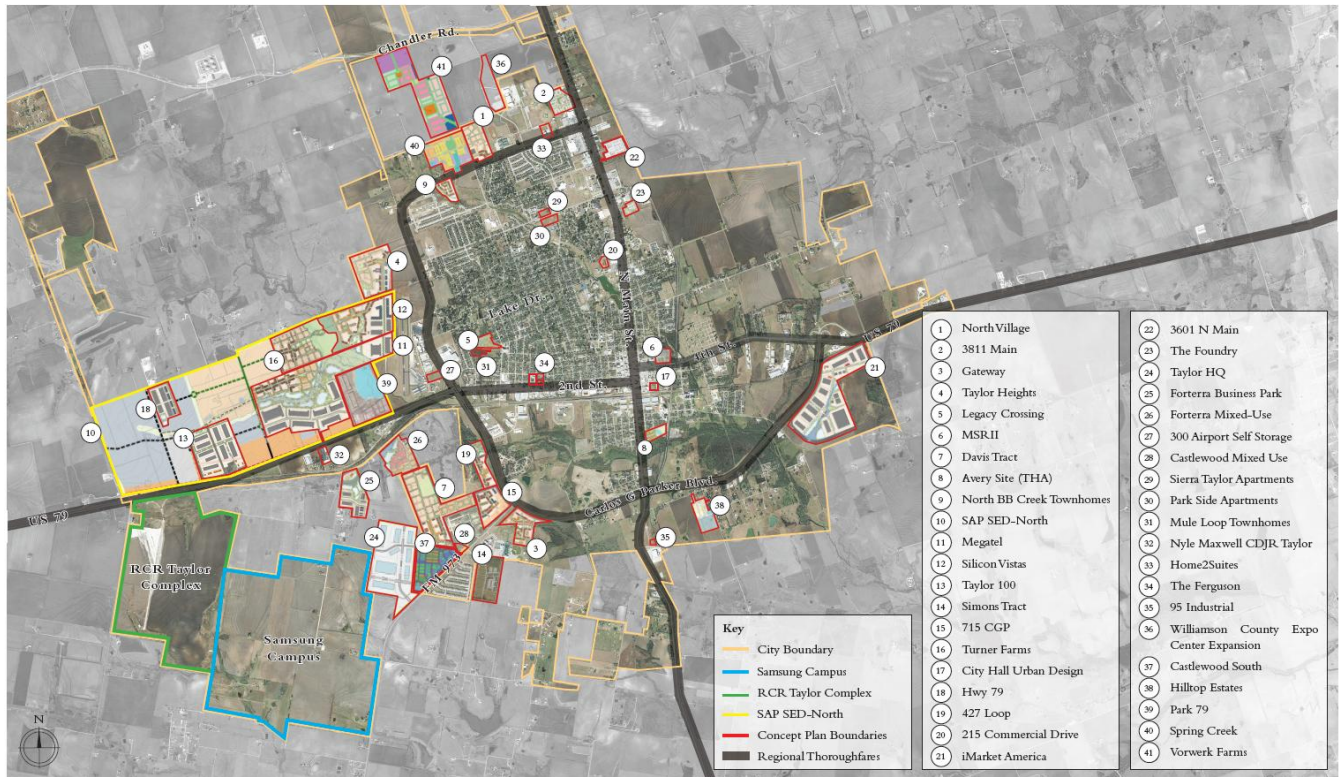
Future Housing Projects

Table 43 below indicates known housing projects that are approved or in progress along with the number of units planned. All units are believed to be market rate except for units planned by the Taylor Housing Authority.

Table 43: Planned Residential Projects in Taylor

| Project # | Proposed Use | Multifamily Units | Single Family Units | Affordable Units |
|-----------|---|-------------------|---------------------|------------------|
| 1 | ~78 Multi-Family, 147 Single-Family, ~5000 sq. ft. Office, ~42,600 sq. ft. Commercial/Retail, ~80 Hotel units | 78 | 147 | |
| 2 | Proposed use MF – 489 units | 489 | | |
| 3 | 62 Single Family 268 (revised 384) Multi family, 100,000 sqft. retail, 165 room hotel | 268 | 62 | |
| 4 | Multi-Family - 348, Single-Family - 216, Office - 80,000 sq. ft., Commercial/Retail - 77,000 sq. ft., Industrial - 90,000 sq. ft., Hotel units - 150 rooms | 348 | 216 | |
| 6 | ~30 Single-Family | | 30 | |
| 7 | Phase 1 - ~105 single family | | 105 | |
| 7 | Phase 2 - SF - 235 Units, MF - 396 Units, Commercial - 151,000 SF, Hotel - 100 Keys | 396 | 235 | |
| 8 | Taylor Housing Authority - MF - 71 | 71 | | 71 |
| 9 | ~60 single family units | | 60 | |
| 12 | ~830 Multi-Family, ~166 Single-Family, ~56,250 sq. ft. Commercial, ~549,300 sq. ft. Industrial | 830 | 166 | |
| 14 | The proposed development consists of a mix of single family detached, single family attached, multifamily residential and commercial/neighborhood retail. Proposed TFD Station as well. | 300 | 960 | |
| 15 | Multi family - 476 single family-17 office space -80,000 sq ft commercial/retail- 42,000sq ft Hotel rooms - 110 | | 476 | |
| 16 | MF- 449; single family - 253; commercial/retail - 24,000sq ft | 449 | 253 | |
| 19 | Commercial - 51,800 sqft, hotel - 120 keys, MF - 391 units | 391 | | |
| 20 | MF - 170 units | 170 | | |
| 22 | MF = 384 + TH=38 | 384 | 38 | |
| 23 | MF = 321 | 321 | | |
| 26 | MF- 0, Single family 107 units, Non residential flex 12,000 sq ft, and build to rent 12.78 ac | 107 | | |
| 28 | ~133 Multi-Family ~2501 sq ft. Commercial/Retail | 133 | | |
| 29 | ~75 Multi-Family | 75 | | |
| 31 | 24 multifamily units and associated infrastructure | 24 | | |
| 34 | ~86 Multi Family & Office space | 86 | | |
| 37 | Castlewood South | | 573 | |
| 38 | 41 single family units | | 41 | |
| | Total Units by Type (Planned) | 4,920 | 3,362 | 71 |
| | Total Units by Type (Existing) – See Table 29, Table 41 | 1,021 | 5,974 | 400 |
| | TOTAL Existing + Planned | 5,941 | 9,336 | 471 |

Figure 6: Map of Active Developments in Taylor



Source: City of Taylor

CONCLUSION

The need and demand for low-cost housing in Taylor currently outweighs available supply. 48% (876) of renters are currently spending more than 30% of their income on rent, while 18% (325) are spending more than 50% of their income. For the lowest income brackets the percentage of renters with unaffordable rents gets as high as 93%. The rent burden is distributed evenly amongst age groups with all age brackets seeing rent burden percentages within 2 percentage points of the average 48%. At least some of the affordability challenge is driven by the disproportionately low incomes of renters in Taylor, who have a median income of \$41,262 compared to the median renter income of \$70,660 in Williamson County as a whole.

The housing stock in Taylor is generally older with 68% of units built before 1990, compared to 21% of units in Williamson County. The rental stock consists of 72% of units built before 1990, compared to 9% of units in Williamson County. Single-family homes are most prevalent in Taylor, with 83% of the housing stock being in 1 unit detached structures, compared to 73% in Williamson County. Among multi-unit structures, Taylor typically has lower unit counts per structure with just 2% of its units in structures of 20 units or more. Williamson county has 10% of its units in structures of more than 20 units.

Recent building permit trends in Taylor show signs of changing this situation, having an increased share of new housing being built in multifamily or other rental-focused structures. More than 60% of the over 900-unit permits issued in Taylor since 2022 were an attached or detached single family home. The majority of these single-family homes are valued at over \$350,000. If all projects that are currently planned are built, the proportion of single-family housing stock to multi-family housing stock City-wide will be approximately 60%/40%.

Of the nearly 5,000 new multifamily units are planned and proposed in Taylor, with 71 of these units are known to be explicitly affordable at this time. Several other developments are known to target buyers looking for a more affordable option, such as the Ferguson Condominiums (prices start under \$240,000 for 1 bedroom homes, and under \$345,000 for 2 bedroom homes), which has sold a majority of the 62 units available in its first phase. Adding this amount of supply to the housing market in Taylor should ease rent increases and benefit affordability through competition alone as well as job creation from several large employers which will positively affect salaries and ease the household cost burden by making a broader range of housing affordable to more Taylor residents and workers.

APPENDIX: DEMOGRAPHIC AND ECONOMIC ANALYSIS

Understanding the demographic trends for an area is an important element in assessing the market demand for new housing. Past, present and future demographic figures were collected and estimated by utilizing data from the following sources: U.S. Census Bureau, American Community Survey (ACS), Environics/Claritas, Bureau of Labor Statistics, Texas Workforce Commission, Quarterly Census of Employment and Wages (QCEW), the City of Taylor, and primary research completed by CDS Community Development Strategies.

*A note on the ACS data: this information is self-reported by what the **Census Bureau determines to be a statistically valid selection of survey respondents**. As Taylor's population is below 50,000, the ACS survey sample includes responses taken over a 5-year period.*

Population and Households

Table 44, below, provides population and household counts for 2010 and 2020. Also, the data includes estimates for 2025 and projections for 2030's population and households based on historical data. It is best to consider this projected data as a supplement to the more recently updated information from other sources.

Table 44: Population and Households, 2010 to 2030

| Population | 2010 Census | 2020 Census | 2025 Estimate | 2030 Projection | Change 2010 to 2025 | Annualized % 2010 to 2025 | Change 2025 to 2030 | Annualized % 2025 to 2030 |
|-----------------------|-------------|-------------|---------------|-----------------|---------------------|---------------------------|---------------------|---------------------------|
| Taylor, TX | 15,420 | 16,267 | 18,360 | 20,069 | 2,940 | 1.77% | 1,709 | 1.80% |
| Williamson County, TX | 422,424 | 609,017 | 736,340 | 826,254 | 313,916 | 4.57% | 89,914 | 2.33% |
| Households | 2010 Census | 2020 Census | 2025 Estimate | 2030 Projection | Change 2010 to 2025 | Annualized % 2010 to 2025 | Change 2025 to 2030 | Annualized % 2025 to 2030 |
| Taylor, TX | 5,413 | 6,023 | 7,023 | 7,781 | 1,610 | 2.45% | 758 | 2.07% |
| Williamson County, TX | 152,519 | 224,506 | 273,108 | 307,816 | 120,589 | 4.79% | 34,708 | 2.42% |

Source: Census, Environics

In 2025, Taylor is estimated to contain 2.49% of Williamson County's population and 2.57% of its households. Growth in population and households is projected to continue in Taylor as the Austin suburban fringe continues.

Age Distribution

Table 45 displays the breakdown of the population by age in 2025. The total population as well as cohorts of 16 and over, 18 and over, 21 and over and 65 and older have been identified along with their respective percentages of total population in 2025.

As determined by the median age, Taylor's population is older than Williamson County's by just over 1 year. The age group containing the largest share of the city's population is Ages 35 to 44 (15.14%), followed by Ages 25 to 34 (12.5%).

Table 45: Population by Age, 2025

| Age | Taylor, TX | | Williamson County, TX | |
|-------------------|---------------|--------|-----------------------|--------|
| | Count | Share | Count | Share |
| Total | 18,360 | | 736,340 | |
| Age 0 to 4 | 1,118 | 6.09% | 42,286 | 5.74% |
| Age 5 to 9 | 1,091 | 5.94% | 46,304 | 6.29% |
| Age 10 to 14 | 1,130 | 6.15% | 50,136 | 6.81% |
| Age 15 to 20 | 1,405 | 7.65% | 58,057 | 7.88% |
| Age 21 to 24 | 937 | 5.10% | 35,683 | 4.85% |
| Age 25 to 34 | 2,299 | 12.52% | 97,465 | 13.24% |
| Age 35 to 44 | 2,779 | 15.14% | 125,309 | 17.02% |
| Age 45 to 54 | 2,218 | 12.08% | 101,146 | 13.74% |
| Age 55 to 64 | 2,106 | 11.47% | 78,389 | 10.65% |
| Age 65 to 74 | 1,856 | 10.11% | 58,674 | 7.97% |
| Age 75 to 84 | 1,051 | 5.72% | 33,202 | 4.51% |
| Age 85 and over | 370 | 2.02% | 9,689 | 1.32% |
| Age 16 and over | 14,786 | 80.53% | 587,952 | 79.85% |
| Age 18 and over | 14,314 | 77.96% | 568,631 | 77.22% |
| Age 21 and over | 13,616 | 74.16% | 539,557 | 73.28% |
| Age 65 and over | 3,277 | 17.85% | 101,565 | 13.79% |
| Median Age | 39.33 | | 38.13 | |

Source: Census, EnviroNics

Race and Ethnicity

Table 46 shows the estimated ethnic makeup of Taylor and Williamson County. According to the data, Taylor's population is mostly white (54.34%). The estimated 7,994 Hispanic residents make up 43.54% of the population. Taylor's population is disproportionately Hispanic relative to Williamson County as a whole.

Table 46: Ethnic Makeup, 2025

| Ethnicity | Taylor, TX | | Williamson County, TX | |
|--|---------------|--------|-----------------------|--------|
| | Count | Share | Count | Share |
| Total Population | 18,360 | | 736,340 | |
| White | 9,976 | 54.34% | 408,615 | 55.49% |
| Black or African American | 1724 | 9.39% | 53,461 | 7.26% |
| American Indian and Alaska Native | 328 | 1.79% | 5632 | 0.76% |
| Asian | 196 | 1.07% | 93872 | 12.75% |
| Native Hawaiian and Other Pacific Islander | 14 | 0.08% | 892 | 0.12% |
| Some Other Race | 2840 | 15.47% | 55608 | 7.55% |
| Two or More Races | 3282 | 17.88% | 118,260 | 16.06% |
| Hispanic or Latino | 7,994 | 43.54% | 187,083 | 25.41% |

Source: Census, Environics

Household Size and Type

Table 47 organizes households by number of occupants and type of household – family or nonfamily. Households are defined as any group of people residing together in one housing unit. A family household is a group of two or more people living together with the householder related by birth, marriage, or adoption.

Taylor and Williamson County are dominated by family households, making up 69% and 72% of households respectively. The household size with the largest share of total households is 2-person households, accounting for 31% of Taylor households and 32% of Williamson County households. The typical household in the study area is a family household with approximately two occupants.

Table 47: Household Size and Type, 2025

| Household Size | Taylor, TX | | Williamson County, TX | |
|-------------------------------|--------------|---------------|-----------------------|---------------|
| | Count | Share | Count | Share |
| Total: | 7023 | | 273,108 | |
| 1-person household | 2,033 | 28.95% | 62,281 | 22.80% |
| 2-person household | 2154 | 30.67% | 87,469 | 32.03% |
| 3-person household | 1090 | 15.52% | 46,440 | 17.00% |
| 4-person or more household | 1,746 | 24.86% | 76,918 | 28.16% |
| Average Household Size | 2.56 | | 2.68 | |
| Family Households | 4,873 | 69.39% | 196,166 | 71.83% |
| Nonfamily Households | 2,150 | 30.61% | 76,942 | 28.17% |

Source: Census, Environics

Table 48 shows households by presence of children, then breaks down these categories by type of householder.

75% (5,285) of households in Taylor and 66% (179,006) of households in Williamson County do not include people under the age of 18. In Taylor, the estimated 2,241 married-couple families with no children make up 34% of family households and 32% of all households.

In Taylor, 25% (1,738) of households have people under 18. Of these, 58% (999) households were married-couple families; this category, married-couple households with people under 18, makes up 14% of all households in Taylor.

Table 48: Household Type, 2025

| Households by Type | Taylor, TX | | Williamson County, TX | |
|--|--------------|--------|-----------------------|--------|
| | Count | Share | Count | Share |
| Total Households | 7,023 | | 273,108 | |
| With 1 or more People under Age 18 | 1,738 | 24.75% | 94,102 | 34.46% |
| With No People under Age 18 | 5,285 | 75.25% | 179,006 | 65.54% |
| Households with 1 or more People under Age 18 | 1,738 | | 94,102 | |
| Married-Couple Family | 999 | 57.48% | 74,307 | 78.96% |
| Other Family, Male Householder | 44 | 2.53% | 3374 | 3.59% |
| Other Family, Female Householder | 481 | 27.68% | 11,435 | 12.15% |
| Nonfamily | 214 | 12.31% | 4986 | 5.30% |
| Households with No People under Age 18 | 5,285 | | 179,006 | |
| Married-Couple Family | 2,241 | 42.40% | 80,153 | 44.78% |
| Other Family, Male Householder | 1,045 | 19.77% | 33369 | 18.64% |
| Other Family, Female Householder | 1,665 | 31.50% | 46328 | 25.88% |
| Nonfamily | 128 | 2.42% | 6,447 | 3.60% |
| Family HH Type by Presence of Own Children | 6,603 | | 255,413 | |
| Married-Couple Family, own children | 999 | 15.13% | 74,307 | 29.09% |
| Married-Couple Family, no own children | 2,241 | 33.94% | 80,153 | 31.38% |
| Male Householder, own children | 44 | 0.67% | 3374 | 1.32% |
| Male Householder, no own children | 1,091 | 16.52% | 37044 | 14.50% |
| Female Householder, own children | 481 | 7.28% | 11435 | 4.48% |
| Female Householder, no own children | 1,747 | 26.46% | 49100 | 19.22% |

Source: Census, Environics

Table 49 shows families by poverty status. Approximately 8% (390) of families live below the poverty line in Taylor. Of these, 77% (302) have children under 18. The share of Williamson County households in poverty is lower than that of Taylor's, with 5% (9,647) of families living below poverty status.

Table 49: Family Households and Poverty, 2025

| Family Households | Taylor, TX | | Williamson County, TX | |
|-----------------------------------|--------------|--------|-----------------------|--------|
| | Count | Share | Count | Share |
| Total | 4,873 | | 196,166 | |
| At or Above Poverty | 4,483 | 92.00% | 186,519 | 95.08% |
| At or Above Poverty with Children | 1,785 | 36.63% | 93,265 | 47.54% |
| | | | | |
| Below Poverty | 390 | 8.00% | 9,647 | 4.92% |
| Below Poverty with Children | 302 | 6.20% | 6,289 | 3.21% |

Source: Census, EnviroNics

Educational Attainment

Table 50 provides educational attainment data, which shows the highest level of education attained by Taylor and Williamson County's population.

In Taylor, 76% (9,595) of residents do not hold a college degree. On the other hand, only 43% (218,549) of Williamson County's population have not obtained an associate degree or higher. There is a significant share of Taylor residents who have attended college and obtained either an associate degree or no degree – 30% (3,819). This indicates that much of Taylor's workforce is characterized by having vocational training and certification, well-suited for skilled labor-focused employers.

Table 50: Educational Attainment, 2025

| Educational Attainment | Taylor, TX | | Williamson County, TX | |
|---|---------------|--------|-----------------------|--------|
| | Count | Share | Count | Share |
| Pop Age 25+ | 12,679 | | 503,874 | |
| Less than 9th Grade | 938 | 7.40% | 15,635 | 3.10% |
| Some High School, no diploma | 908 | 7.16% | 13,263 | 2.63% |
| High School Graduate (or GED) | 4,649 | 36.67% | 89,621 | 17.79% |
| Some College, no degree | 3,100 | 24.45% | 100,030 | 19.85% |
| Associate Degree | 719 | 5.67% | 41,233 | 8.18% |
| Bachelor's Degree | 1,575 | 12.42% | 157,480 | 31.25% |
| Master's or Professional Degree or Higher | 790 | 6.23% | 86,612 | 17.19% |

Source: Census, EnviroNics

Occupation of Residents

Table 51 displays employment by occupation of the population older than 16 in Taylor and Williamson County. Only residents of the study area are included in the figure, regardless of the physical location of their employment.

The majority (58%) of Taylor residents hold Blue-Collar professions. The residents with the three largest occupations –Office/ Administrative Support (14%), Management (12%) and Sales/ Related (10%), – make up 36% of all employed people 16 and older who live in Taylor.

Table 51: Occupation of Residents, 2023 Age 16 and Older

| Occupation | Taylor, TX | | Williamson County, TX | |
|---|--------------|--------|-----------------------|--------|
| | Count | Share | Count | Share |
| Civilian Employed Pop 16+ by Occupation | 8,689 | | 396,588 | |
| Architect/Engineer | 134 | 1.54% | 12523 | 3.16% |
| Arts/Entertainment/Sports | 51 | 0.59% | 8707 | 2.20% |
| Building Grounds Maintenance | 431 | 4.96% | 7655 | 1.93% |
| Business/Financial Operations | 371 | 4.27% | 32274 | 8.14% |
| Community/Social Services | 73 | 0.84% | 5814 | 1.47% |
| Computer/Mathematical | 472 | 5.43% | 35947 | 9.06% |
| Construction/Extraction | 482 | 5.55% | 14,159 | 3.57% |
| Education/Training/Library | 507 | 5.83% | 26,596 | 6.71% |
| Farming/Fishing/Forestry | 0 | 0.00% | 196 | 0.05% |
| Food Prep/Serving | 703 | 8.09% | 17196 | 4.34% |
| Healthcare Practitioner/Technician | 179 | 2.06% | 21698 | 5.47% |
| Healthcare Support | 235 | 2.70% | 7354 | 1.85% |
| Maintenance Repair | 275 | 3.16% | 11445 | 2.89% |
| Legal | 23 | 0.26% | 2748 | 0.69% |
| Life/Physical/Social Science | 107 | 1.23% | 2793 | 0.70% |
| Management | 1,066 | 12.27% | 54,115 | 13.65% |
| Office/Admin. Support | 1,179 | 13.57% | 43,954 | 11.08% |
| Production | 420 | 4.83% | 12334 | 3.11% |
| Protective Service | 214 | 2.46% | 7691 | 1.94% |
| Sales/Related | 889 | 10.23% | 43,324 | 10.92% |
| Personal Care/Service | 138 | 1.59% | 8697 | 2.19% |
| Transportation/Moving | 740 | 8.52% | 19368 | 4.88% |
| 2023 Est. Pop 16+ by Occupation Classification | | | | |
| White Collar | 5,051 | 58.13% | 290,493 | 73.25% |
| Blue Collar | 1,917 | 22.06% | 57,306 | 14.45% |
| Service & Farm | 1,721 | 19.81% | 48,789 | 12.30% |

Source: Census, Environics



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Comprehensive Plan & Land Development Code

City Council Diagnostic Workshop

April 27, 2026

TEAM



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Green Associate**
Code Lead



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Senior Advisor



AGENDA

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Project Overview & Purpose

2

Growth and Housing Trends

3

Big Impact Items

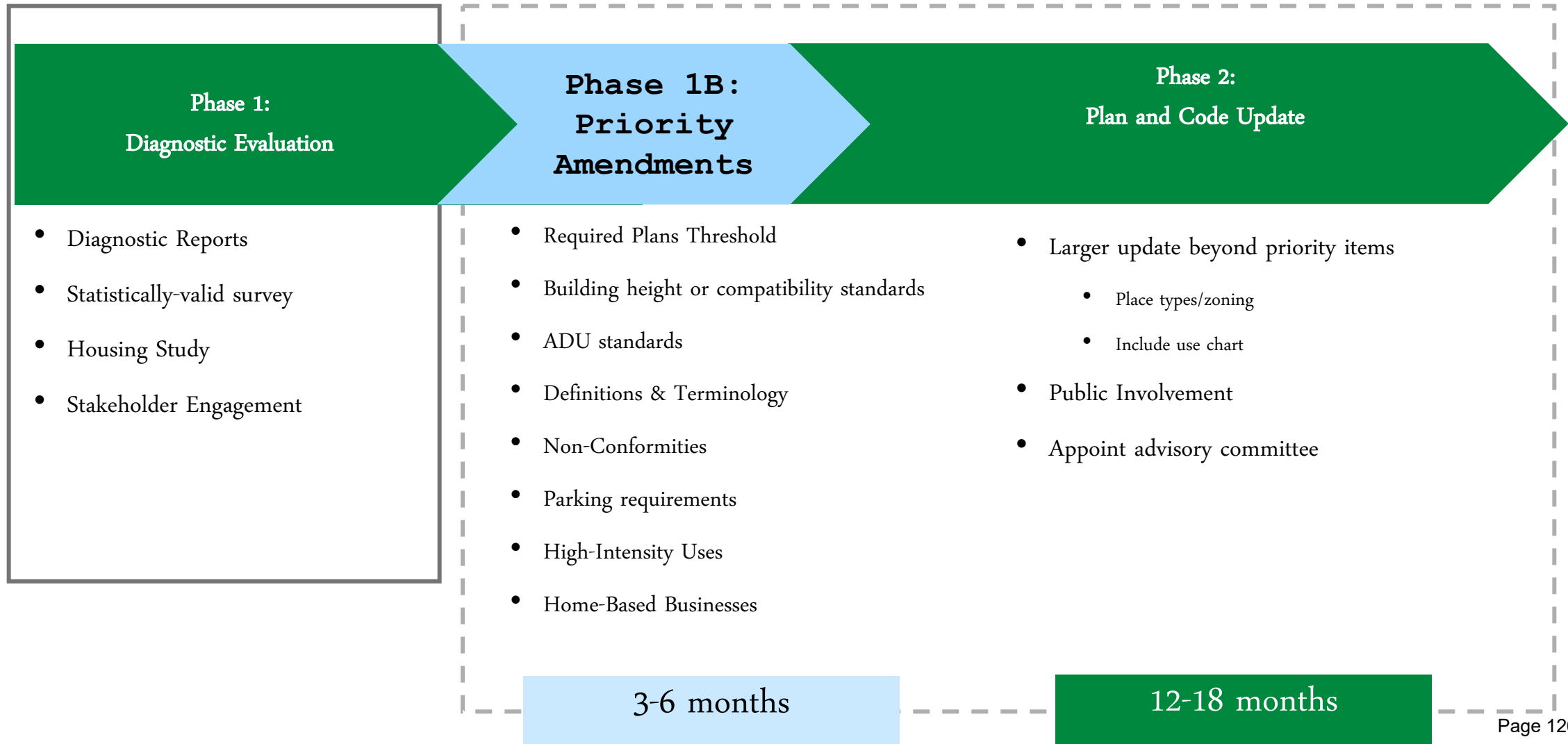
4

Where Wo Go Next

Project Overview & Purpose



Project Overview



Growth and Housing Trends



What's Important to Taylor?

- **Safety:** The ability to comfortably and securely live and get around in Taylor.
- **Stability:** The ability to predictably manage growth and change without severe impacts, scarcity or upheaval.
- **Affordability:** The ability to obtain housing that aligns with an occupant's income levels.
- **Character:** The ability of Taylor to preserve or adapt its unique qualities.



Safety



Stability



Affordability



Character

Infrastructure and Traffic



Safety

- **Infrastructure and Traffic Survey Data**
- Addressing traffic and congestion was identified as the top priority across the community survey and engagement efforts.
- Nearly three-quarters (73%) of survey respondents indicated they were “dissatisfied/very dissatisfied” with the condition of public streets.

Infrastructure and Traffic



Safety

- **Infrastructure and Traffic Survey Data**
- When asked what items the City should invest more in, over two-thirds (68%) selected “improved infrastructure” and more than half (53%) stated that street condition should receive the most emphasis in the next five years from City leaders.



Safety

Infrastructure and Traffic

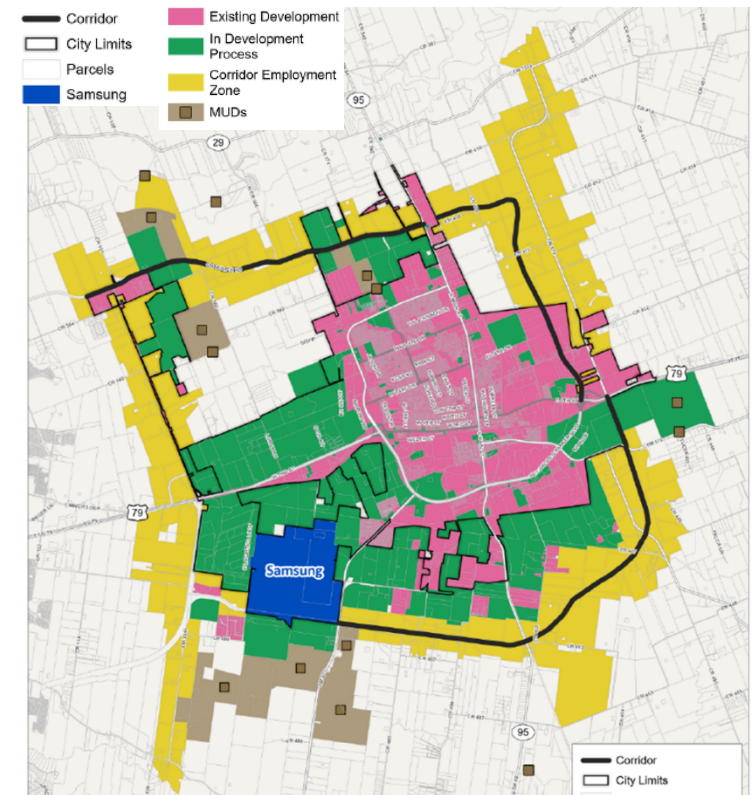
- **Infrastructure and Traffic Objective Data**
- Nearly 4,000 workers in Taylor commute to work from outside the City. 80% of Taylor workers (over 6,000 total) commute outside of Taylor for work.
- Only one-sixth of those working in Taylor live within 10 miles of their place of employment.

Conclusion: The Comprehensive Plan should be updated to align development and growth pressure with infrastructure capacity.

Growth Management



- Residents generally support growth but want it to be planned and predictable, with over one-third of survey respondents indicating that continuing to invest in new development in Taylor is “extremely important” or “very important” to them.

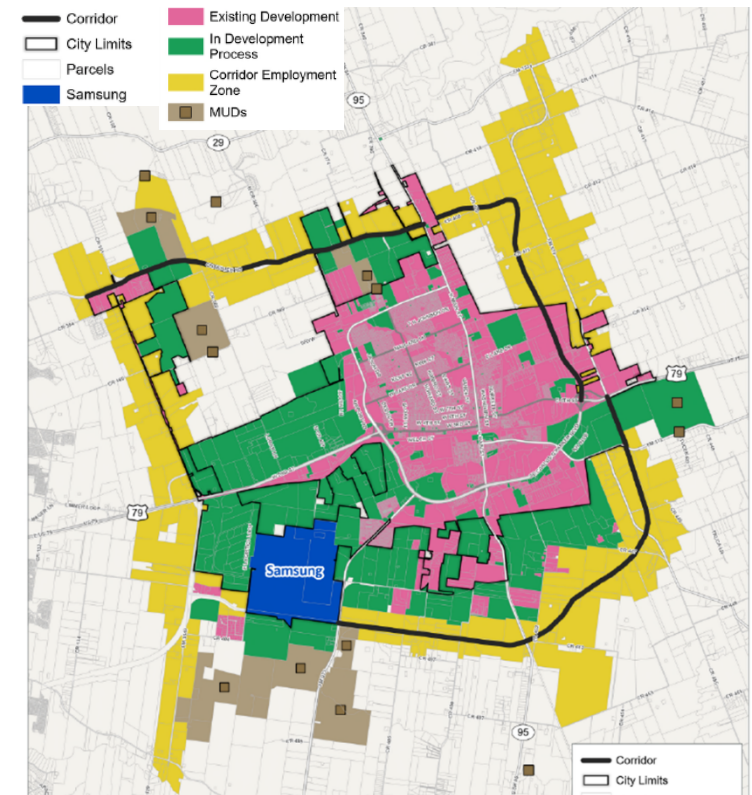


Existing and Planned Development in Taylor

Growth Management



- 45% of survey respondents said they wanted to see fewer Offices and Business Parks for Large Employers
- The top three most-requested new businesses or developments in Taylor were:
 - Restaurants, Coffee Shops, and Bakeries
 - Entertainment Options
 - Grocery Stores/Pharmacies/Other Shops for Necessities.



Existing and Planned Development in Taylor

Growth Management



- When asked to identify their greatest obstacle to homeownership, respondents said:
 - 38% of survey respondents indicated a homeowners association (HOA) would be their biggest obstacle
 - 29% stated that light, traffic, or noise from nearby commercial or industrial businesses
 - 28% stated that zoning or building code restrictions that prohibit changes would be their biggest obstacle to purchasing a home.
- Other respondents also noted lack of proper water, sewer, or electric/gas services and environmental hazards such as flood zones as presenting obstacles.

Growth Management



- Nearly two-thirds of survey respondents indicated that preservation of historic buildings is either “extremely important” or “very important” to them.
- Only 8% of survey respondents said that growth is well balanced between old and new areas.
- *Conclusion: Managing future growth will require clearer standards and a more consistent development process.*

Housing



Affordability

- **Supply and Affordability Objective Data**
- The County 2024 median income exceeds Taylor's by \$36,644 (\$71,665 vs. \$108,309).
- Cost-burdened households are those making between \$35,000 and \$49,999 annually.
- Over half of renters in Taylor pay between \$500 and \$1,000 per month, while Williamson County rents are more typically greater than \$1,000 per month.
- An estimated 48.1% of renter households were cost-burdened in 2023. The rate of renter cost-burdens were similar in Williamson County at 46.1%.

Housing



Affordability

- Supply and Affordability

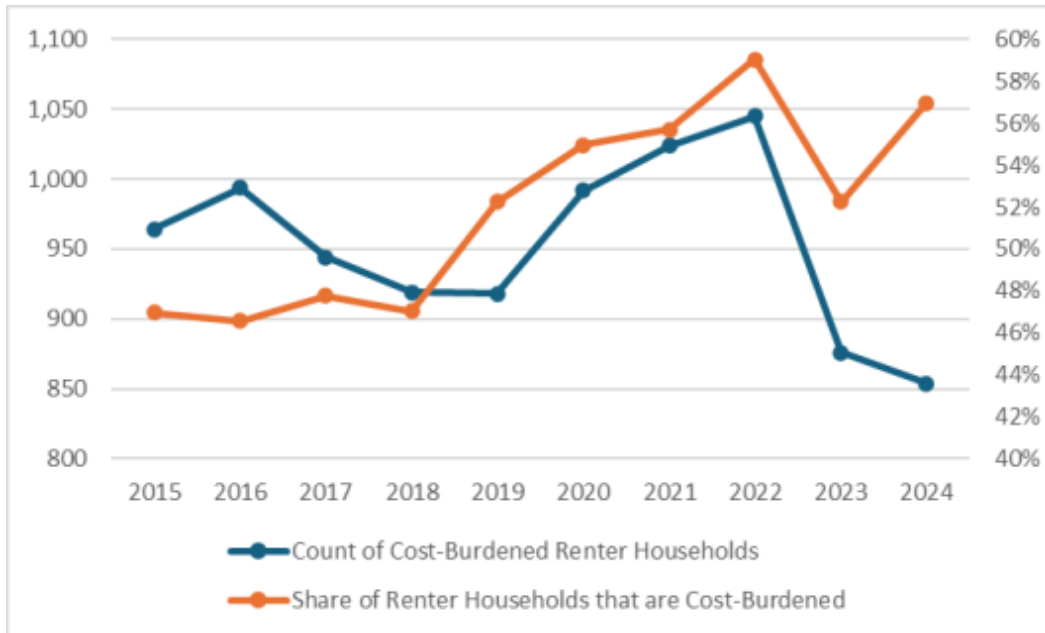


Table 1 - Cost-Burdened Rental Households in Taylor – 2015-2024

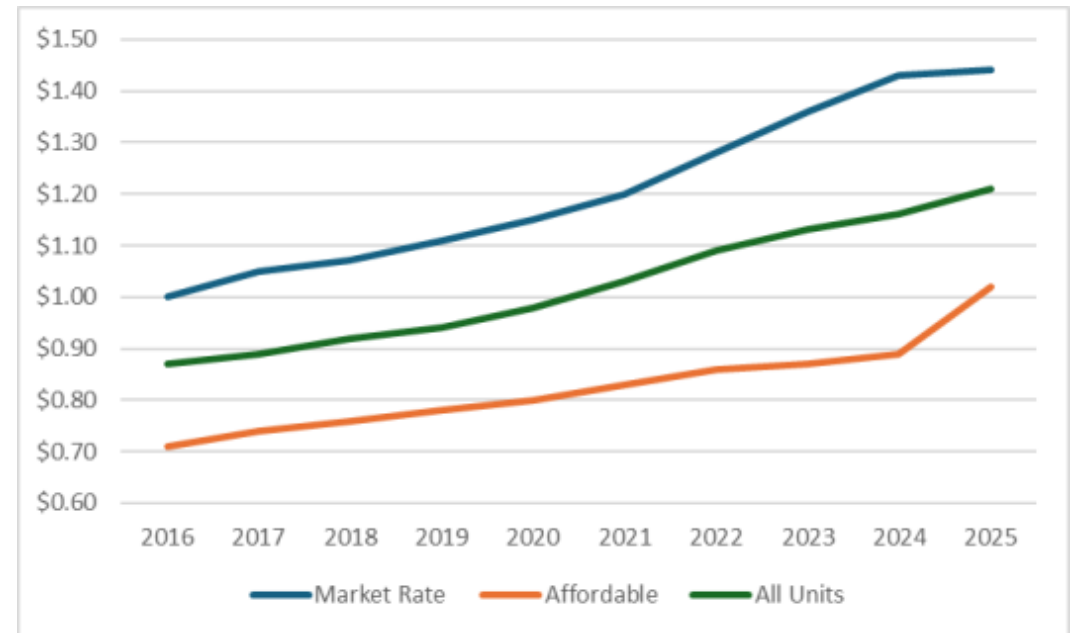


Table 2 - Multifamily Rental Trend – Rent per SF – 2016-2025

Housing



Affordability

- **Supply and Affordability Objective Data**
- The share of Taylor renting households that are cost burdened is around 55% (table 1).
- The total number of cost-burdened renters has decreased over the past decade (table 1).
- Rent per square foot has risen by 40%-50% over the last decade (table 2).
- Prior to 2025, rental growth in market rate units was notably higher than it was for affordable classes of multifamily units (table 2).

Housing



Affordability

- **Supply and Affordability Objective Data**
- More than 800 additional units are needed in Taylor to address the supply shortage of affordable units (\$876 to \$1,250/month)
- Multifamily market rental rates have outpaced single-family
- There are no units available in Taylor under \$500/month.

Housing



Affordability

- **Supply and Affordability Survey Data**
- When asked, “Are you able to find housing you can afford?” 70% of survey respondents said “no”.
- When asked to describe the kind of community they wanted Taylor to be in the future, nearly two-thirds of respondents (62%) selected “affordable”.

Housing



Affordability

- *Conclusion: A need exists for more attainable and workforce housing options in both owner-occupied and rental as well as various housing types.*
- *Market-rate construction can help with affordability in general, but it cannot directly and fully serve those with the lowest incomes who and suffering from the deepest unaffordability.*

Community Character



Character

- **Community Character Survey Data**
- Taylor residents and stakeholders place a strong emphasis on:
 - Preserving small-town character and established neighborhoods,
 - Parks
 - Walkability
 - Community gathering spaces.
- When asked what kind of community Taylor should be in the future, 71% of survey respondents selected “Family Friendly” and 44% selected “Quiet and Residential.”

Community Character



Character

- Over two-thirds (67%) of survey respondents said that low crime is “extremely important” to them as a factor in choosing to live in Taylor, while half of the respondents rated “Small City Atmosphere” as their top factor in choosing to stay in Taylor.
- Quality of Life:
 - Nearly half (46%) of survey respondents said that quality of life in Taylor is “Getting Worse”
 - 30% said quality of life is “Staying the Same”
 - 24% said it is “Getting Better”

Community Character



Character

- Half of survey respondents (50%) said that Taylor is growing too quickly & losing its small town character, while only 12% indicated that Taylor is growing in a way that improves quality of life.
- *Conclusion: The community has expressed the importance of maintaining Taylor's identity as growth continues.*

Projecting Future Growth

| Employer | Industry/Project | Location | Number of Jobs | Annual Wage Est. |
|--|---|----------|----------------|-------------------------------------|
| Samsung Austin Semiconductor | Taylor semiconductor fabrication campus (Fab 1 and related support facilities) | Taylor | 1,800 | Confirmed: \$159,244.80 |
| Soulbrain TX, LLC | Semiconductor chemicals plant (phosphoric acid Phase I; hydrofluoric acid Phase II) | Taylor | 50 | Market Range: \$45,000-\$130,000 |
| Compal USA Technology/Compal Electronics | Server Racks/Electronics Manufacturing | Taylor | 750-900 | Market Range: \$42,000-\$130,000 |
| The Steel Network | Steel Framing Manufacturing | Taylor | 20 | Market Range: \$40,000-\$80,000 |
| iMarket America/Gradient Technology Park | Industrial manufacturing, warehousing, R&D | Taylor | Not Available | Market Range: \$42,000-\$95,000 |
| Hironic Co. Ltd. | Medical devices/beauty devices | Taylor | Not Available | Market Range: \$41,000-\$85,000 |



New/Announced Employers

New/Announced Housing



| Project # | Proposed Use | Multifamily Units | Single Family Units | Affordable Units |
|---------------------------------------|---|-------------------|---------------------|------------------|
| 1 | ~78 Multi-Family, 147 Single-Family, ~5000 sq. ft. Office, ~42,600 sq. ft. Commercial/Retail, ~80 Hotel units | 78 | 147 | |
| 2 | Proposed use MF – 489 units | 489 | | |
| 3 | 62 Single Family 268 (revised 384) Multi family, 100,000 sqft. retail, 165 room hotel | 268 | 62 | |
| 4 | Multi-Family - 348, Single-Family - 216, Office - 80,000 sq. ft., Commercial/Retail - 77,000 sq. ft., Industrial - 90,000 sq. ft., Hotel units - 150 rooms | 348 | 216 | |
| 6 | ~30 Single-Family | | 30 | |
| 7 | Phase 1 - ~105 single family | | 105 | |
| 7 | Phase 2 - SF - 235 Units, MF - 396 Units, Commercial - 151,000 SF, Hotel - 100 Keys | 396 | 235 | |
| 8 | Taylor Housing Authority - MF - 71 | 71 | | 71 |
| 9 | ~60 single family units | | 60 | |
| 12 | ~830 Multi-Family, ~166 Single-Family, ~56,250 sq. ft. Commercial, ~549,300 sq. ft. Industrial | 830 | 166 | |
| 14 | The proposed development consists of a mix of single family detached, single family attached, multifamily residential and commercial/neighborhood retail. Proposed TFD Station as well. | 300 | 960 | |
| 15 | Multi family - 476 single family-17 office space -80,000 sq ft commercial/retail- 42,000sq ft Hotel rooms - 110 | | 476 | |
| 16 | MF- 449; single family - 253; commercial/retail - 24,000sq ft | 449 | 253 | |
| 19 | Commercial - 51,800 sqft, hotel - 120 keys, MF - 391 units | 391 | | |
| 20 | MF - 170 units | 170 | | |
| 22 | MF = 384 + TH=38 | 384 | 38 | |
| 23 | MF = 321 | 321 | | |
| 26 | MF- 0, Single family 107 units, Non residential flex 12,000 sq ft, and build to rent 12.78 ac | 107 | | |
| 28 | ~133 Multi-Family ~2501 sq ft. Commercial/Retail | 133 | | |
| 29 | ~75 Multi-Family | 75 | | |
| 31 | 24 multifamily units and associated infrastructure | 24 | | |
| 34 | ~86 Multi Family & Office space | 86 | | |
| 37 | Castlewood South | | 573 | |
| 38 | 41 single family units | | 41 | |
| Total Units by Type (Planned) | | 4,920 | 3,362 | 71 |
| Total Units by Type (Existing) | | 1,021 | 5,974 | 400 |
| TOTAL Existing + Planned | | 5,941 | 9,336 | 471 |

Projecting Future Growth

| HOUSING AND POPULATION | Multi-Family | Single-Family | Population |
|---------------------------------|---------------|---------------|---------------|
| Existing Housing Units | 1,021 | 5,974 | 16,657 |
| Planned Housing Units | +4,920 | +3,362 | +18,581 |
| TOTAL Existing + Planned | 5,941 | 9,336 | 35,238 |
| EMPLOYMENT | Existing Jobs | New Jobs* | Change |
| City of Taylor | 5,982 | 2,770 | 46.3% |



Growth and Housing Trends

- **Population and employment growth:** Regional growth and job expansion are increasing demand for housing and services.
- **Housing supply:** Sales of new homes as a percentage of overall sales increased nearly tenfold from 2022 to 2025 while average price fell almost 30% over the same span. About 20% of new homes are attached and rental units.
- **Development patterns and land use:** Where and how development occurs is shaping infrastructure demand, transportation needs, and neighborhood character.



Housing Study – Key Demographics

- 2025 population estimate: 18,360
- Median age: 39.3 (slightly older than county)
- 17.9% of residents are 65+
- Large Hispanic population for the county/region
- 69% of households are family households
- 25% of households have children under 18
- Sizable share of workforce has vocational training and certifications
- 32% of households earn \$100k+, compared to 55% countywide
- 80.8% of Taylor employees live outside the city
- Only one-sixth of those working in Taylor live within 10 miles



Housing Study – Key Housing Characteristics

- Total renter households: 1,820 but only 532 multifamily units
- 29.9% of households rent, 70.8% of renters live in single-family or duplex homes
- Only 22.7% of housing built since 1999, vs. 62% countywide
- Over half of renters pay under 1,000/month, countywide rents well exceed \$1,000
- 48.13% of Taylor renters are cost-burdened (paying >30% of income)
- In interviews CDS noticed a universal concern about lack of affordable, well-maintained housing. There were frequent mentions of there being strong demand for lower-cost units across the board.



Housing Study – Conclusions and Recommendations Overview

Key challenges

- Demand for low-cost housing exceeds supply
- Aging housing stock limits quality options
- Single-family dominance restricts rental diversity
- Aging infrastructure limits appeal of infill development
- Growth pressures from Austin region increasing prices
- Encourage smaller homes on smaller and infill lots to reduce costs
- Support market-rate construction at all levels, though it won't be able to serve lowest-income households



Housing Study – Conclusions and Recommendations Overview

City Action Items:

- Provide more communication with development and property management community in regards to infrastructure plans and the progress of Samsung and other major commercial development
- Consistent communication and increased speed from permitting
- Utilize Public Facility Corporations (PFCs) for tax-advantaged development
- Create or expand Housing Finance Corporations (HFCs)
- Leverage Low Income Housing Tax Credits (LIHTC)
- Pursue grants and subsidies for deeply affordable units
- A mix of market-rate and subsidized housing is essential to meeting the present market demand

Big Impact Items



What's Important to Taylor?

- **Safety:** The ability to comfortably and securely live and get around in Taylor.
- **Stability:** The ability to predictably manage growth and change without severe impacts, scarcity or upheaval.
- **Affordability:** The ability to obtain housing that aligns with an occupant's income levels.
- **Character:** The ability of Taylor to preserve or adapt its unique qualities.



Safety



Stability



Affordability



Character



Big Impact Items

- Infrastructure and Growth Pressure
- Housing Supply and Affordability
- Development Process and Predictability
- Community Character and Quality of Life



Big Impact Items

- **Infrastructure and Growth Pressure**

- Infrastructure is a top concern
- The diagnostics highlight the importance of aligning development patterns with available infrastructure capacity.
- As growth continues, align infrastructure investments with development patterns to maintaining service levels and quality of life.

Big Impact Items

- Infrastructure and Growth Pressure

| Universal Finding (All Components) | Planning Gap | Direction/Next Step |
|---|---|---|
| Infrastructure is a top priority, with increasing demand for roads, drainage, and utilities | Development is not consistently aligned with infrastructure capacity | <i>Align land use and zoning with infrastructure capacity</i> |





Big Impact Items

- **Housing Supply and Affordability**

- Although housing prices are falling overall, the housing study indicates increasing demand and a limited range of housing options in the existing and planned housing stock.
- Survey responses reflect concerns about housing affordability and availability.
- Expanding the range of housing options could help address growing demand while supporting workforce housing needs.

Big Impact Items

- Housing Supply and Affordability

| Universal Finding (All Components) | Planning Gap | Direction/Next Step |
|---|---|--|
| Housing demand is increasing, with limited diversity in housing types | Limited housing variety and barriers to additional housing types | <i>Expand housing options and support attainable and workforce housing</i> |





Big Impact Items

- **Development Process and Predictability**

- Stakeholder feedback and the code diagnostic both indicate that regulatory complexity and discretionary approvals can create uncertainty for development.
- Clarifying development standards and streamlining regulatory processes could improve predictability, efficiency, and consistency while maintaining appropriate oversight.
- Heavy emphasis in Phase 1B Short-Term Actions

Big Impact Items

- Development Process and Predictability

| Universal Finding (All Components) | Planning Gap | Direction/Next Step |
|--|--|---|
| Stakeholder feedback highlights unclear standards and inconsistent processes | Code complexity and overlapping processes create uncertainty | <i>Simplify regulations and clarify development standards</i> |





Big Impact Items

- **Community Character and Quality of Life**

- Survey responses emphasize the importance of preserving Taylor's character while accommodating growth.
- Residents consistently highlighted the value of established neighborhoods, historic areas, and community amenities that contribute to Taylor's identity and quality of life

Big Impact Items

- Community Character and Quality of Life

| Universal Finding (All Components) | Planning Gap | Direction/Next Step |
|---|---|---|
| Survey emphasizes preserving neighborhood character and quality of life | Limited compatibility standards for infill and redevelopment | <i>Establish clear compatibility and design standards</i> |



Big Impact Items

- High-Intensity Uses and Growth Areas

| Universal Finding (All Components) | Planning Gap | Direction/Next Step |
|--|--|--|
| Stakeholders raised concerns about data centers, transmission corridors, and large-scale development | Limited guidance for high-intensity uses and infrastructure-driven growth areas | <i>Establish standards and land use guidance for appropriate locations</i> |





Key Overall Themes (one slide)

- **What We Heard:**
 - Strong desire to preserve small-town character
 - Infrastructure and street conditions are top concerns
 - Mixed views on pace of growth
 - Housing demand is increasing, but supply is constrained
 - Frustration with unpredictability in development processes



Key Overall Themes

- **What We Heard:**
 - Need for a broader mix of housing types (missing middle, workforce, senior)
 - Frustration with unpredictability and inconsistency in development review processes
 - Desire for clearer alignment between land use decisions and infrastructure capacity
 - Continued support for downtown as a key community and economic asset

Where We Go Next

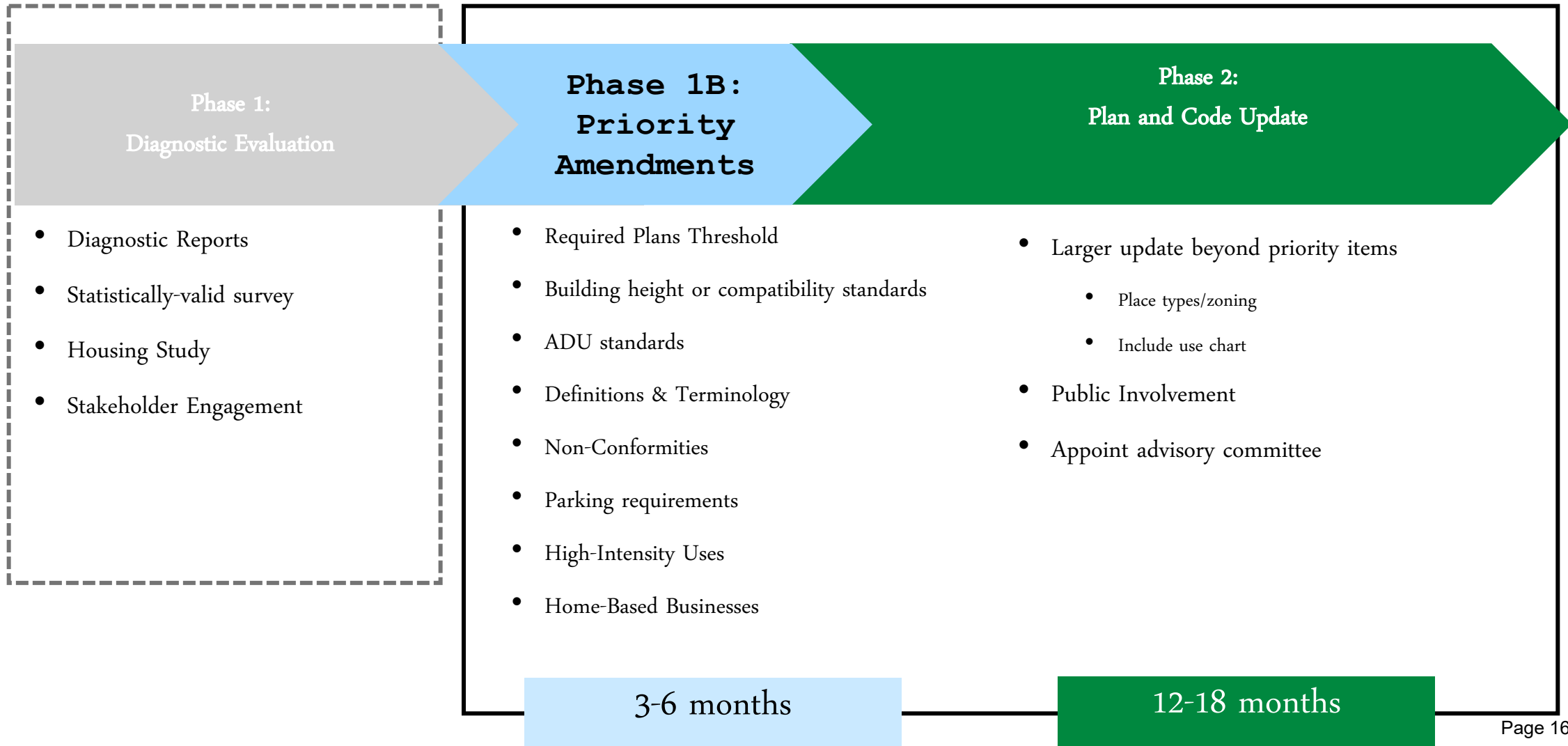




Project Overview

- **Where We Go Next**
 - Conclude Phase 1
 - Begin Phase 1B Short-Term Actions
 - Begin Phase 2 – Comprehensive Updates

Next Steps

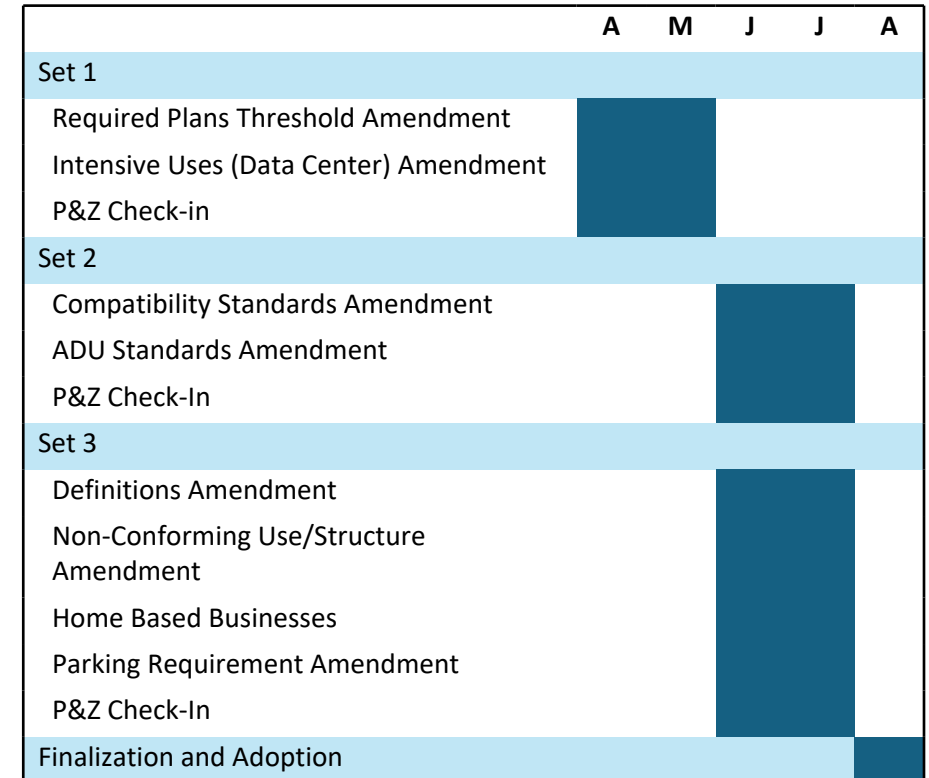


Project Overview

• Where We Go Next

- Phase 1B Priority Amendments
 - *Develop and adopt Summer 2026*

- Finalize tasks and schedule for Phase 2
 - *12-18 month effort*





Phase 2 Engagement Approach

- **Next Phase Actions**

- Consider Advisory Committee composition
- Traditional and dynamic engagements
 - Website and on-demand engagement
 - On-demand pre-recorded videos and educational materials
 - Traditional open Houses and neighborhood meetings



Next Steps

- **Immediate**
 - Wrap phase 1
 - Confirm phase 1B approach, schedule and engagement
- **Phase 2**
 - Develop project website
 - Identify potential Advisory Committee and role
 - Establish dates for next rounds of public engagement