



AGENDA
CITY OF TAYLOR, TEXAS
CITY COUNCIL MEETING
CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET
MAY 14, 2026, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

- National Police Week Proclamation

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Public comments are limited to 3 minutes.)

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Council may act on with one single vote. Any Council member may pull any item from the Consent Agenda to discuss and act upon individually on the Regular Agenda.)

1. Consider approval of the minutes from the April 23, 2026, Regular City Council meeting. *Lucy Aldrich*
2. Consider approval of the minutes from the April 27, 2026, Special Called City Council Workshop meeting. *Lucy Aldrich*
3. Consider approval of Ordinance No. 2026-18, a Special Use Permit to allow drive-through services for a restaurant, generally located at 103 NW Carlos G Parker Blvd, legally described as approximately 1.274 acres of land in the Wal-Mart Supercenter Addition, Lot 4, more particularly described by the Williamson Central Appraisal District Parcel R454458, Taylor, Williamson County, Texas. *Martin Griggs*

PUBLIC HEARINGS / ORDINANCES

4. Hold a public hearing to consider proposed Tax Abatement Guidelines. *Tyler Bybee*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

5. Discussion, consideration, and possible action on Resolution R26-13, adopting Tax Abatement Guidelines and electing to be eligible to participate in tax abatement. *Tyler Bybee*
6. Discussion, consideration, and possible action regarding updates to the 2022 and 2024 Street Maintenance Projects, approval of Change Order No. 3 with HDR Engineering, Inc., and

direction on 2025 Davis Street striping configuration options. *Jim Gray, Jacob Walker*

7. Discussion, consideration, and possible action on the 2026 Street Reclamation and Level up Expansion Program. *Jim Gray*
8. Discussion, consideration, and possible action on Resolution R26-14, regarding the submission of a grant application to the Texas Department of Motor Vehicle Crime Prevention Authority. *Joseph Chacon*
9. Discussion, consideration, and possible action on awarding Bid No. 2026-9 to Arguijo Corporation for the Wastewater Line Extension Project and authorizing the City Manager, or designee, to execute the contract. *Jim Gray, Troy St. Tours*

EXECUTIVE SESSION

Convened into Closed Executive Session.

- a. Section 551.071, Texas Government Code, Consultation with Attorney regarding sign regulations and related legal issues.
- b. Section 551.071, Texas Government Code, Consultation with Attorney regarding contractor performance and contractual remedies.

Reconvene into open session and take any action.

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 May 8, 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 City Hall and Council Chambers 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: May 8, 2026

Proclamation

NATIONAL POLICE WEEK

Whereas, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Taylor Police Department; and

Whereas, the members of the Taylor Police Department play an essential role in safeguarding the rights and freedoms of all citizens of Taylor; and

Whereas, our Police Officers recognize their duty to serve the community by protecting our citizens against violence and disorder and they have established a reputation for preserving the rights and security of all citizens; and

Whereas, May 15th is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U. S. flags should be flown at half-staff; and

Whereas, we seek to honor the service and sacrifice of those law enforcement officers killed or disabled in the line of duty while protecting our communities and citizens.

Now, therefore, as Mayor of the City of Taylor I do hereby proclaim the week of May 10th – 16th, 2026 be recognized as National Police Week and we salute the service of law enforcement officers in our community and in communities across the nation.

Signed this 14th day of May, 2026.

Mayor
City of Taylor



City Council Meeting May 14, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 1.

Agenda Title: Consider approval of the minutes from the April 23, 2026, Regular City Council meeting.

Council Action to be Taken: Approve as submitted or amend with changes noted.

Department Submitted: City Clerk

Staff Contact: Lucy Aldrich, City Clerk

1. PURPOSE / DESCRIPTION

Pursuant to the Open Meetings Law, Chapter 551, Local Government Code and in accordance with the authority contained in Section 551.021 and the City Charter, the Minutes of each City Council meeting must be recorded, compiled and approved by the City Council in subsequent meetings. The purpose of this item is to conform to these legal requirements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
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4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

- 1. Meeting Minutes - April 23, 2026

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
April 23, 2026, at 6:00 p.m.

Mayor Ariola declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

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

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

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Kenneth Hawthorn, Hayley's Grains – spoke as a new business owner and shared his perspective on City of Taylor operations.

Justin Bilicki, Taylor Professional Firefighters 419 – thanked City Council for the addition of firefighter positions.

Carrie D'Anna – spoke on concerns regarding a lack of representation from the City Council in relation resources.

Essie Bass – spoke on the need for a recreation center for the youth of Taylor.

Julie Downs, Greater Taylor Community Foundation – thanked the City for the collaboration with the foundation regarding the upcoming Spring Clean-Up event.

CONSENT AGENDA

1. **Consider approval of the minutes from the April 9, 2026, Regular City Council meeting.**
2. **Consider approval of the minutes from the April 13, 2026, Special Called City Council Workshop meeting.**
3. **Concur with Monthly Financial Report for March 2026.**
4. **Consider approval of a Memorandum of Understanding between the City of Taylor and Taylor Independent School District pertaining to the Donna Channel Improvement Project**
5. **Consider approval of Ordinance 2026-16, City Right of Way abandonment on portion of East Second Street from Elliott to Washburn Street.**
6. **Consider approval of Resolution R26-11, a resolution appointing members to the Capital Improvements Advisory Committee in accordance with Chapter 395 of the Texas Local Government Code and affirming the City's Boards and Commissions Handbook as the procedural rules governing the Committee.**
7. **Consider approval of amendments to the City of Taylor Federal and State Grant Procurement Policy by adding Addendum No. 1, Federal Grant Cost Allowability and Compliance Procedures and Addendum No. 2, Labor Standards Officer Oversight Policy and Procedures.**

Motion was made by Mayor Pro Tem Cmerek to approve the Consent Agenda as presented, with a correction to Item #4 (MOU with the ISD) to reflect the start date of April 1, 2026 and end date

of February 28, 2028. Motion was seconded by Councilman Redden. Motion carried unanimously.

PUBLIC HEARINGS / ORDINANCES

8. **Hold a public hearing and introduce Ordinance 2026-18, a Special Use Permit to allow drive-through services for a restaurant, generally located at 103 NW Carlos G Parker Blvd, legally described as approximately 1.274 acres of land in the Wal-Mart Supercenter Addition, Lot 4, more particularly described by the Williamson Central Appraisal District Parcel R454458, Taylor, Williamson County, Texas.**

Development Services Director Martin Griggs – the applicant is requesting a Special Use Permit (SUP) to redevelop the former Applebee's site at 103 NW Carlos G Parker Boulevard as a restaurant with drive-through services, including associated deviations from P5 (Urban Center) development standards. The request is generally consistent with the Comprehensive Plan and surrounding commercial uses. Ten (10) public notices were mailed, and no responses were received. The Planning and Zoning Commission recommended approval (6-0).

Mayor Ariola opened the public hearing at 6:21 p.m. With no one appearing, the public hearing was closed at 6:21 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2026-18

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR DRIVE-THROUGH SERVICES GENERALLY LOCATED 103 NW CARLOS G PARKER BLVD, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL DISTRICT PARCEL R454458, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

The ordinance was introduced. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

9. **Discussion, consideration, and possible action on approving a Memorandum of Understanding between the City and the Friends of the Parks Foundation for the Murphy Park miniature golf course.**

Betsy Schultz, Interim Director of Parks and Recreation - the Memorandum of Understanding (MOU) with the Friends of the Parks Foundation is intended to support fundraising and improvements to the Murphy Park miniature golf course. The course was recently refurbished and reopened as a free public amenity. The MOU establishes a framework for cooperation, with the City retaining ownership and maintenance responsibilities. The Parks and Recreation Advisory Board expressed support for the initiative.

Mr. Jesse Ancira provided an overview of the foundation and was available to answer questions and provide additional information.

Motion was made by Councilman Redden to approve the Memorandum of Understanding with the Friends of the Parks Foundation as presented. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

10. Discussion, consideration, and possible action on Downtown Initiatives.

Niecy Baum, Director of Downtown and Ruby Fisher, Special Events Coordinator, Downtown – presented Downtown Initiatives developed from a February 10, 2026, stakeholder workshop to guide implementation of the Downtown Master Plan for FY 2025–2027. The initiatives reflect priorities from adopted City plans and stakeholder input and focus on downtown improvements, identity/tourism, and business retention and revitalization. Discussions regarding Hotel Occupancy Tax (HOT) uses occurred, and City Council encouraged staff to utilize HOT funds as allowed by law for both downtown initiatives and the Taylor Regional Park Complex.

The following individuals spoke: John McDonald, Regina Carlson

Motion was made by Mayor Pro Tem Cmerek to approve the initiatives as presented. Motion was seconded by Councilwoman Long. Motion carried unanimously.

EXECUTIVE SESSION

Mayor Ariola read the executive session items and adjourned into closed session at 7:04 p.m.

EXECUTIVE SESSION I. The Taylor City Council will conduct a closed executive meeting under Section 551.074 of the Texas Government Code, regarding personnel matters: Municipal Judge evaluation.

EXECUTIVE SESSION II. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code, to consult with City Attorney regarding: Wastewater Treatment Plant Capacity and Discharge Permit.

Mayor Ariola reconvened into open session at 8:39 p.m., **Executive Session I** – Consider and take possible action on Resolution R26-10, reappointing the Municipal Court Judge for a two-year term.

Motion was made by Mayor Pro Tem Cmerek to approve Resolution R26-10, reappointing Judge Wilson for a two-year term. Motion was seconded by Councilwoman Long. Motion carried unanimously.

No action was taken on **Executive Session II**.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 8:39 p.m.

Mayor

ATTEST:

Lucy Aldrich, City Clerk



City Council Meeting May 14, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: Consider approval of the minutes from the April 27, 2026, Special Called City Council Workshop meeting.

Council Action to be Taken: Approve as submitted or amend with changes noted.

Department Submitted: City Clerk

Staff Contact: Lucy Aldrich, City Clerk

1. PURPOSE / DESCRIPTION

Pursuant to the Open Meetings Law, Chapter 551, Local Government Code and in accordance with the authority contained in Section 551.021 and the City Charter, the Minutes of each City Council meeting must be recorded, compiled and approved by the City Council in subsequent meetings. The purpose of this item is to conform to these legal requirements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
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4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Meeting Minutes - April 27, 2026, Special Called Workshop Meeting

City of Taylor
Special Called City Council Workshop
Taylor Public Library, Meeting Room
801 Vance Street
April 27, 2026, 6:00 PM

Mayor Ariola declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

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

Brian LaBorde, City Manager
Tyler Bybee, Assistant City Manager
Lucy Aldrich, City Clerk

Absent: Mayor Pro-Tem Kelly Cmerek

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.**

City Council received a presentation from Freese & Nichols on the Comprehensive Plan and Land Development Code diagnostic, including the housing study, and discussed key findings and potential next steps.

The following citizens spoke on the item: Mark Pratz, Stacy Stork.

No action was taken.

Mayor Ariola adjourned the meeting at 7:09 p.m.

, Mayor

ATTEST:

Lucy Aldrich, City Clerk



**City Council Meeting
May 14, 2026
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 3.

Agenda Title: Consider approval of Ordinance No. 2026-18, a Special Use Permit to allow drive-through services for a restaurant, generally located at 103 NW Carlos G Parker Blvd, legally described as approximately 1.274 acres of land in the Wal-Mart Supercenter Addition, Lot 4, more particularly described by the Williamson Central Appraisal District Parcel R454458, Taylor, Williamson County, Texas.

Council Action to be Taken: Approve on Consent.

Department Submitted: Department of Development Services

Staff Contact: Martin Griggs, Director of Development Services

1. PURPOSE / DESCRIPTION	
REQUEST:	Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit
APPLICANT:	Matthew Walls
ADDRESS/LOCATION:	103 NW Carlos G Parker Blvd.
LEGAL DESCRIPTION:	Generally located at 103 NW Carlos G Parker Blvd, legally described as approximately 1.274 acres of land in the Wal-Mart Supercenter Addition, Lot 4, more particularly described by the Williamson Central Appraisal District Parcel R454458, Taylor, Williamson County, Texas
CURRENT ZONING:	P5:Urban Center
CURRENT USE:	Vacant Restaurant
CASE HISTORY:	

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS
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The applicant is requesting a Special Use Permit (SUP) to allow for the redevelopment of the former Applebee's restaurant site as a restaurant with drive-through services at 103 NW Carlos G Parker Boulevard. The subject property is located within the existing Wal-Mart Supercenter Addition retail center. The existing Applebee's building is proposed to be demolished in its entirety to allow for the reconfiguration of the site necessary to accommodate the new building layout, including the drive-through lanes, parking, and associated circulation. The proposed project requires an SUP because the drive-through use and associated site design necessitate deviations from certain P5: Urban Center dimensional and frontage standards.

Requested Deviations from the Taylor Made Land Development Code (LDC)

Pursuant to Section 2.2.10 of the LDC, the applicant has identified six (6) deviations from the P5: Urban Center development standards necessary to accommodate the proposed restaurant with drive-through services:

1. Section 4.3.1.8 – P5 Build-to-Line (Range) – No Maximum Building Setback Required

The applicant is requesting a deviation from Section 4.3.1.8 to allow no maximum building setback where a build-to-line range of 0 to 15 feet is required. This request accommodates existing site constraints by allowing the building to be placed beyond the 15-foot build-to-line range while utilizing the area within the setback for drive-through lanes.

2. Section 4.3.1.8 – P5 Façade Build-Out – No Minimum Façade Build-Out

The applicant is requesting a deviation from Section 4.3.1.8 to allow a reduced façade build-out of approximately 20% where a minimum of 80% is required. Strict compliance with this code requirement would require eliminating one of the drive-through aisles necessary for adequate stacking and circulation and ensure safe and efficient restaurant operations.

3. Table 5.3.5(A) – P5 Building Orientation – Edge Yard Disposition Allowed

The applicant is requesting a deviation from Table 5.3.5(A) to allow the Edge Yard building disposition, which is not permitted in the P5 Zoning District. This request allows the building to be centrally located on the lot with setbacks on all sides to accommodate parking and drive-through circulation.

4. Section 4.3.1.8 – P5 Parking Location – Parking Allowed in First, Second, and Third Layers

The applicant is requesting a deviation from Section 4.3.1.8 to allow parking within the First and Second Layers, where parking is otherwise restricted to the Third Layer or on street. This request supports market demand and satisfies requirements of a private ECR agreement.

5. Section 5.2.2.2(4)(a) – P5 Drive-Through Service Limitations – Drive-Through Services Allowed in First, Second, and Third Layers

The applicant is requesting a deviation from Section 5.2.2.2(4)(a) to allow drive-through circulation within the First and Second Layers, where drive-through services are otherwise limited to the Third Layer with a Special Use Permit. Portions of the proposed drive-through circulation extend into the First and Second Layers to provide sufficient on-site queuing capacity and prevent drive-through overflow from impacting neighboring businesses within the retail center.

6. Section 5.4.3.1(2) – P5 Parking and Vehicle Circulation – No Maximum Limit for Parking Areas

The applicant is requesting a deviation from Section 5.4.3.1(2) to allow 45 parking spaces where a maximum of 41 spaces is permitted. The four additional spaces represent a minor deviation necessary to meet the minimum parking requirement of a private cross-access and parking agreement for the retail center.

Location

The subject property is located within the existing Walmart Supercenter commercial retail center, on the south side of NW Carlos G Parker Boulevard approximately 285 feet from the signalized intersection with N Main Street (Hwy 95). The site is a pad site of approximately 1.274 acres.

Physical and Natural Features

The subject property is an existing developed commercial site that was most recently occupied by an Applebee's restaurant. The existing building is proposed to be demolished to allow for the full reconfiguration of the site to accommodate the restaurant and drive-through layout. The property is not located within the 100-year floodplain.

Land Use & Zoning

Growth Sector – Infill Growth Sector (G-5): The subject property is located within the Infill Growth Sector (G-5), which is made up of areas that are already developed and served by infrastructure and are intended for higher intensity uses than are currently in place. The G-5 designation reflects the City's intent to direct reinvestment and intensification within the existing developed urban fabric. The proposed demolition of the existing Applebee's building and redevelopment of the site as a new restaurant is consistent with the intent of the Infill Growth Sector.

Future Land Use – Market Center: Regional: The subject property is designated as Market Center: Regional in the Taylor Comprehensive Plan Future Land Use Map. Market Centers are envisioned as mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. Regional Market Centers are the largest center type, attracting users from across the city and adjacent communities, often including destination retail and attractions alongside higher density mixed-use developments. The proposed restaurant with drive-through is a commercial use consistent with the retail and restaurant uses anticipated within a Market Center: Regional designation.

Current Zoning – P5: Urban Center Place Type: The subject property is currently zoned P5: Urban Center, which regulates a higher intensity mixture of building types accommodating commercial, retail, office, hotel, and residential uses. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining public frontage. The proposed restaurant is a permitted use within the P5 Place Type; however, the drive-through service component and the constraints of the existing developed site require deviations from certain P5 dimensional and frontage standards, necessitating the Special Use Permit and Deviations.

Transportation

The subject property fronts NW Carlos G Parker Boulevard to the north, identified as a Regional Road in the City of Taylor Transportation Master Plan. Vehicular access to the site is provided entirely through the internal drive aisle network of the adjacent Walmart Supercenter parcel, with no direct driveway connections to NW Carlos G Parker Boulevard. The proposed plan includes dual drive-thru lanes that wrap around the building, with vehicles accessing and exiting via the internal drive aisle network of the Walmart Supercenter parcel. The proposed site plan includes pedestrian accommodation near the building entry, and provides two bicycle racks with a total of four bicycle parking spaces

Utilities

The subject property is located within the City of Taylor's water and wastewater CCN service area. Existing water and wastewater infrastructure is available to serve the proposed use. The redevelopment will utilize established utility connections from the prior restaurant use.

Surrounding Area Characteristics

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P5: Urban Center	Infill Growth Sector (G-5)	Market Center: Regional	HEB Gas Station & Grocery (Across NW Carlos G Parker Blvd)
South	P5: Urban Center	Infill Growth Sector (G-5)	Market Center: Regional	Walmart
East	P5: Urban Center	Infill Growth Sector (G-5)	Market Center: Regional	Vacant (Owned by Walmart)
West	P5: Urban Center	Infill Growth Sector (G-5)	Market Center: Regional	Murphy Oil USA Gas Station

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the Special Use Permit request. Ten (10) notices were mailed to surrounding property owners, a legal notice advertising the public hearing was published in the Taylor Press on March 22, 2026, property owner notices were sent on March 27, 2026, and a public hearing sign was posted on the subject property displaying the date, time, and location of the hearing. As of the date of writing this report, staff has not received any correspondence from residents either in favor of or in opposition to this request.

City Council held a public hearing and introduced the ordinance on April 23, 2026.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
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4. RECOMMENDATION

On April 14, 2026, the Planning and Zoning Commission voted (6-0) to recommend approval of the request. During the hearing, commissioners raised questions regarding the proposed site layout and traffic circulation through the site to the retail center.

The Planning and Zoning Commission is charged with reviewing all requests for special use permits and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

• **Is the Special Use Permit consistent with the Comprehensive Plan?**

Yes. The subject property is designated Market Center: Regional on the Future Land Use Map and is located within the Infill Growth Sector (G-5). A restaurant with drive-through services is consistent with the intent of both designations and with the applicable Land Use Policies, including the following:

LU5 - directs that new buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change. The proposed redevelopment of the existing building as a restaurant with drive-through services demonstrates exactly that adaptability within an established commercial site.

LU9 - directs that development patterns should maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas. The proposed use reinvests in an existing commercial pad site already served by all necessary infrastructure, consistent with this policy.

• **Is the Special Use Permit compatible with the surrounding area?**

Yes. All surrounding properties are zoned P5: Urban Center and designated as Market Center: Regional. The proposed restaurant is compatible with the existing commercial and retail character of the Walmart Supercenter retail center and along NW Carlos G Parker Boulevard.

• **Does the Special Use Permit promote public health, safety, or general welfare?**

Yes. The demolition of the existing building and redevelopment of the site as an active restaurant promotes safe and orderly development consistent with surrounding land uses.

• **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**

Yes. The property is within the City of Taylor's water and wastewater CCN service area and existing utility infrastructure is available.

• **Do current conditions indicate that a Special Use Permit is necessary?**

Yes. The LDC requires an SUP for drive-through uses in the P5 Place Type.

5. FUNDING SOURCE

n/a

6. TIMELINE

P&Z Public Hearing: April 14, 2026

City Council Public Hearing: April 23, 2026

City Council Action: May 14, 2026

7. OTHER OPTIONS

8. ATTACHMENTS

1. Letter of Intent
2. Subject Property
3. Current Zoning
4. Proposed Zoning
5. Future Land Use
6. Growth Sector
7. Notification Map
8. Ordinance - SUP 103 NW Carlos G Parker Blvd.
9. Exhibit A - Plat
10. Exhibit B - Proposed Plan
11. Presentation - PZ-2026-2681

April 7, 2026

City of Taylor
Development Services Department
400 Porter Street
Taylor, Texas 76574

Subject: Specific Use Permit (SUP) Application for Chick-fil-A Restaurant with Drive-Through
103 NW Carlos G Parker Boulevard (former Applebee's Restaurant)
Lot 4, Wal Mart Supercenter Addition

Dear Development Services Department:

On behalf of the property owner and Chick-fil-A, this letter of intent is submitted to support the Special Use Permit (SUP) request for alternative development standards. Approval of the SUP will allow for redevelopment of the former Applebee's restaurant as a Chick-fil-A restaurant with drive-through services within the P5 Place Type zoning district.

Pursuant to Section 2.2.10 of the *Taylor Made Land Development Code* (LDC), Special Use Permits allow for approval of land uses or operating conditions that do not meet one or more criteria of the LDC but remain consistent with the intent of the LDC and the Comprehensive Plan. The proposed Chick-fil-A restaurant is consistent with the *Comprehensive Plan* and the stated purpose and intent of the LDC, while requiring limited flexibility from certain P5 dimensional and frontage standards to allow functional operation of the Chick-fil-A restaurant prototype.

The *Envision Taylor Comprehensive Plan* proposes Market Center: Regional land uses for this site. Market Centers are mixed-use areas anchored by a retail destination and serving surrounding residents, which is consistent with the redevelopment of the former Applebee's as a Chick-fil-A restaurant within the existing retail center anchored by a Walmart Superstore.

The proposed redevelopment of the site is compatible with surrounding existing and proposed land uses, and it satisfies many of the policy statements adopted with the *Comprehensive Plan* that are intended to guide decision-making. For example, the proposed development resembles the form and scale of traditional development patterns in Taylor. It creates and enhances special destinations and experiences within Taylor. It does not increase flood hazards or risks to existing neighborhoods. It helps support a jobs-housing balance allows people living in Taylor to also work in Taylor. It maximizes the use of existing infrastructure over expansion of new infrastructure, and it will generate sufficient revenue to help support long-term infrastructure maintenance.

This project was discussed during a Pre-Application Meeting with City staff on Wednesday, February 4, 2026. As documented in the Staff Notes from that meeting, the SUP process was recommended as the appropriate mechanism to consider the alternative development standards.

Approval of a Special Use Permit (SUP) with Conditions is requested. The special conditions are for development of a restaurant with drive-through services generally consistent with the site plan included as **Exhibit A**.

Proposed deviations from the *Taylor Made Land Development Code* include:

1. Section 4.3.1.8 P5 Build-to-Line (Range) – No maximum building setback required

The P5 Urban Center District requires a build-to-line range of 0 to 15 feet from the front property line. As a redevelopment site, the subject property is constrained by certain existing conditions from when the site was originally developed prior to the adoption of the current LDC. A platted 10-foot building setback is called out on the final plat (Wal-Mart Supercenter Addition) along NW Carlos G Parker Boulevard, and adjacent to that easement is a platted 10-foot drainage easement, which contains underground drainage infrastructure. The plat notes also mention that no structures are allowed in any easements, which prevents this site's building to be within the first 20' of the site.

The proposed layout allows for better utilization of the site. The building is located approximately 62 feet from the front property line. The increased setback allows for the drive-through lanes to be accommodated within portions of the setback that are not suitable for the building. Along this street frontage, pedestrian connections to the right-of-way will be maintained, and an outdoor seating area is proposed within this setback. Wrapping the drive-through lanes around the building and interior parking area allows for the drive-through stacking depth to be maximized within a compact area and not overflow into other areas of the retail center which could potentially impact neighboring businesses.

2. Section 4.3.1.8 P5 Façade Build-Out (Minimum) – Not applicable

The P5 Urban Center District requires a minimum façade build-out of 80% along the primary frontage. The proposed design provides nearly 20% façade build-out facing the NW Carlos G Parker Boulevard frontage. Strict compliance with this code requirement would require eliminating one of the drive-through aisles necessary for adequate stacking and circulation areas required for safe and efficient restaurant operations. Even if the building prototype were to be rotated 90 degrees, it would not meet this requirement simply due to the size of the building and lot dimensions.

3. Table 5.3.5(A) P5 Building Orientation – Not applicable

The LDC allows for three type of building placement orientations, which reflect the yard or setback created. Since the proposed site plan does not establish a build-to-line for the primary building, the building orientation (disposition) categories are not applicable to this project. The proposed front façade and main entrance is oriented toward the east internal parking area, east property line, and N Main Street (Hwy 95). This orientation improves pedestrian safety by reducing conflicts between pedestrian routes and drive-through circulation. Although other modes of transportation are feasible, most customers visiting this center and the Chick-fil-A will likely visit in a motor vehicle, whether that is in the drive-through lane or dining-in. Pedestrian connections from the public sidewalk to the entrance will be clearly defined and accessible as required for safe navigation through the site.

4. Section 4.3.1.8 P5 Parking Location – Parking allowed in First, Second, and Third Layers

The LDC restricts parking to the Third Layer or On-Street. Per the proposed site plan, a minimal number of parking stalls fall within the First and Second Layers, while most of the spaces are within the Third Layer. Although the parking spaces within the First and Second Layers are not deemed required parking by the Code, these parking spaces satisfy a market demand for the proposed use and the private ECR agreement (Doc. No. 2003072432) for the Walmart retail center which requires a minimum of 1 parking space for every 100 square feet of building area.

5. Section 5.2.2.2.4 P5 Drive-through Service Limitations – Drive-through services shall be permitted in First, Second and Third Layers

The LDC limits drive through services to the Third Layer and requires that a Special Use Permit for a drive-through be obtained. Portions of the proposed drive-through circulation extend into the Second and First Layers. The stacking configuration is designed to provide sufficient on-site queuing capacity.

6. Section 5.4.3.1(2) P5 Parking and Vehicle Circulation – No maximum limit for parking areas

In the P5 District, the LDC limits the size of the parking area to no larger than one-and-a-half times the size of the building footprint. The proposed building footprint is 4,472 square feet, which limits the area of the lot occupied by parking to 6,708 square feet or about 41 standard parking spaces. The site plan proposes 45 spaces which is only 4 more than the code maximum but is less than half of the existing number of parking spaces onsite, 93. The requested deviation of 4 spaces represents a minor deviation that is deemed necessary to meet the minimum allowed per the private ECR agreement (Doc. No. 2003072432) for the Walmart retail center, one parking space per 100 square feet of building area.

In conclusion, the proposed redevelopment of this site for a Chick-fil-A restaurant with drive-thru services is consistent with the objectives of the *Taylor Made Land Development Code* to promote safe, orderly development, support economic resilience, prioritize infill development, and maintain compatibility with surrounding land uses. The proposed development represents significant reinvestment in an existing commercial property, and requested Special Use Permit allows reasonable flexibility while preserving the intent of the *Land Development Code* and protecting public health, safety, and welfare. For these reasons, approval of the Special Use Permit application is respectfully requested.

Sincerely,



Matthew Walls, P.E.

Project Manager,

Pape-Dawson Engineers

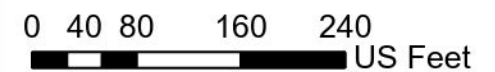
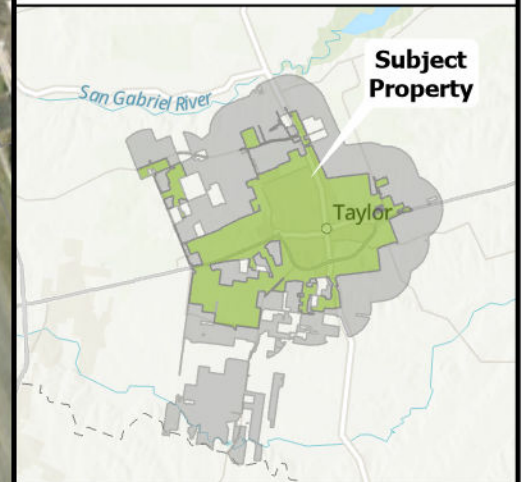


PZ-2026-2681

103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
1.274 Acres

Legend

-  Parcels
-  Subject Property



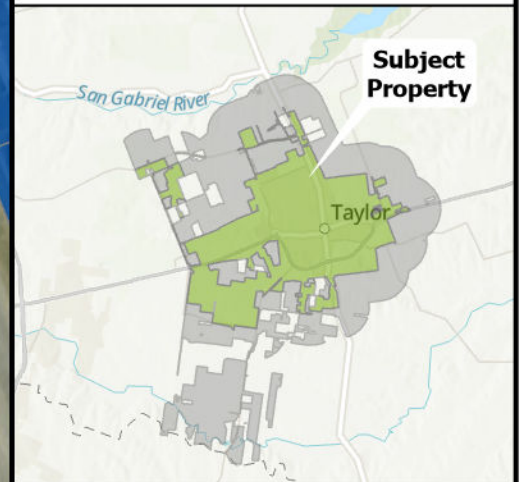
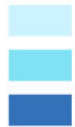


PZ-2026-2681

103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
1.274 Acres
Current Zoning

Legend

- Parcels
- Subject Property
- P2.5: Large Lot
- P3: Neighborhood
- P5: Urban Center



0 40 80 160 240
US Feet

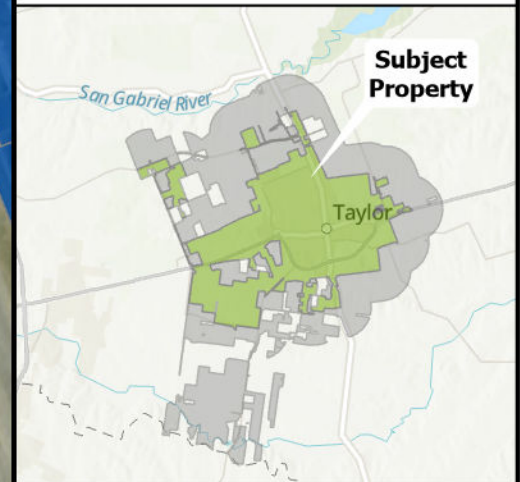


PZ-2026-2681

103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
1.274 Acres
Proposed Zoning

Legend

-  Parcels
-  Subject Property
-  Special Use Permit
- P2.5: Large Lot 
- P3: Neighborhood 
- P5: Urban Center 



0 40 80 160 240
US Feet

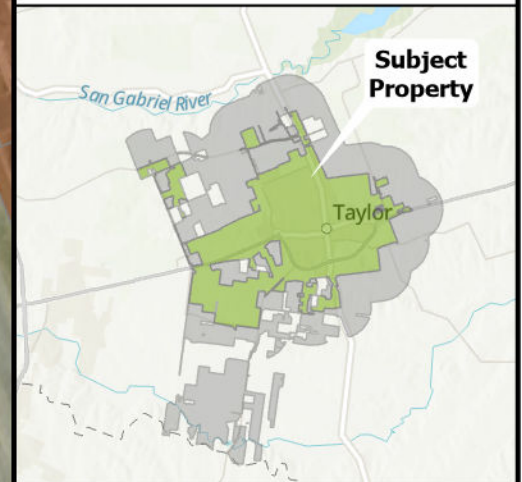


PZ-2026-2681

**103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
Future Land Use
1.274 Acres**

Legend

Parcels	Employment: Community
Subject Property	Employment: Neighborhood
Future Land Use 2023	Employment: Regional
Area of Minimal Change	Employment: Special Zone
Neighborhood Greenfield	Market: Community
Neighborhood Infill	Market: Neighborhood
Civic: Community	Market: Regional
Civic: Neighborhood	Open Space



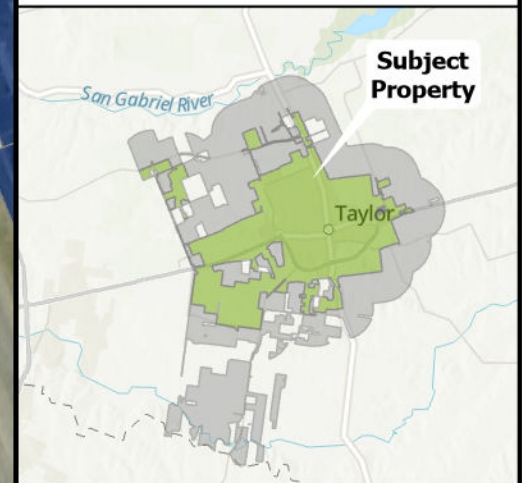


PZ-2026-2681

**103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
Growth Sector
1.274 Acres**

Legend

- | | |
|-----------------------------|--|
| Parcels | Controlled Growth Sector Tier I (G-2.1) |
| Subject Property | Controlled Growth Sector Tier II (G-2.2) |
| Growth Sector 2023 | Intended Growth Sector (G-3) |
| Preserved Open Sector (O-1) | Infill Neighborhood Sector (G-4) |
| Reserved Open Sector (O-2) | Infill Growth Sector (G-5) |
| Future Growth Sector (G-1) | |



0 40 80 160 240
US Feet

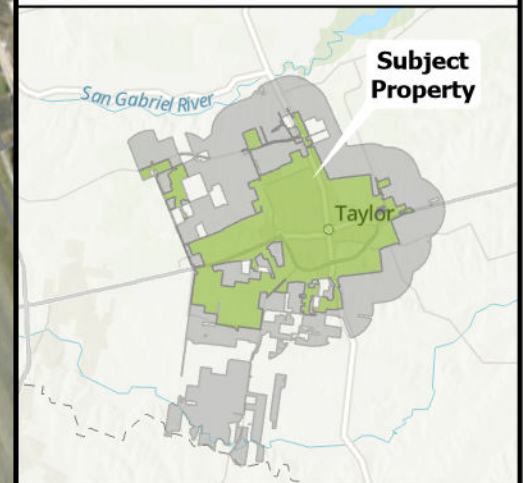


PZ-2026-2681

**103 NW Carlos G Parker Blvd.
Special Use Permit (SUP)
1.274 Acres**

Legend

-  Subject Property
-  200ft Buffer
-  Parcels
-  Notified Properties



0 40 80 160 240
US Feet

ORDINANCE NO. 2026-18

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR DRIVE-THROUGH SERVICES GENERALLY LOCATED 103 NW CARLOS G PARKER BLVD, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R454458, TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 23rd, 2026, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Special Use Permit for drive-through services in the third layer, which is a use required to obtain a Special Use Permit to grant approval within the P5 place type; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 14th, 2026, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The 103 NW Carlos G Parker Blvd is approved for a Special Use Permit for drive-through services.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Special Use Permit for the Property as shown in Exhibit “B” attached hereto for all purposes.

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2026-18 was introduced before the Taylor City Council on the 24th day of April 2026.

PASSED, APPROVED, and ADOPTED on the 14th day of May, 2026.

, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

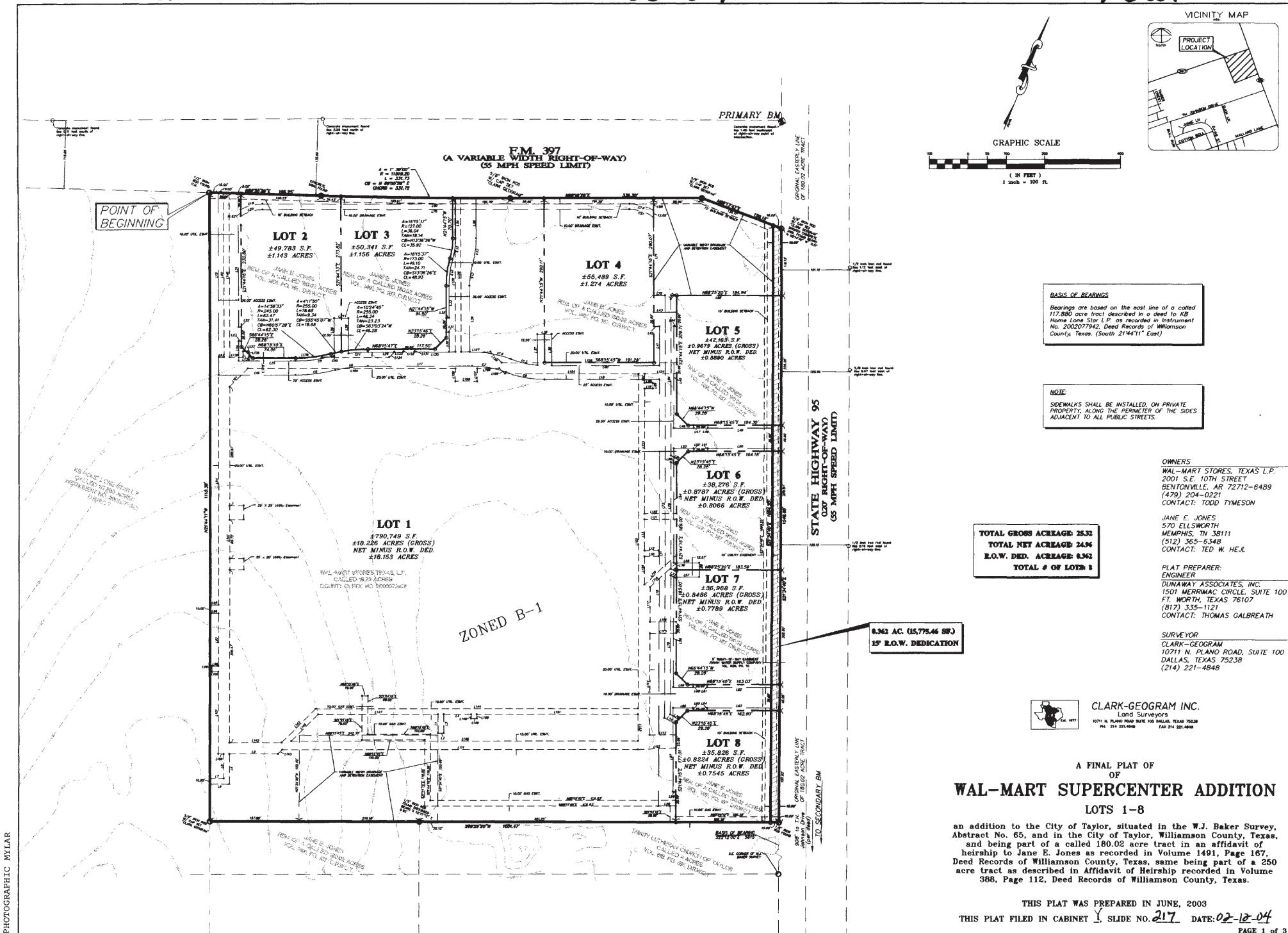
I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2026-18, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2026, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2026.

Lucy Aldrich
City Clerk

EXHIBIT A
(Legal Description/Survey)

EXHIBIT B
(Proposed Plan)



Cabinet Y

Slide 219

OWNER'S CERTIFICATE LOT 1
STATE OF TEXAS §
COUNTY OF BENTON §

NOW, THEREFORE KNOW ALL ME BY THESE PRESENTS, THAT Wal-Mart Stores, L.P., a Texas limited partnership, does hereby adopt this plat of Lot 1, Wal-Mart Addition, on addition to the City of Taylor, Williamson County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use some. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Taylor, Texas.

Witness my hand this 20th day of October, 2003

[Signature]
(Signature of Owner)

The State of Arkansas

County of Benton

Before me, Douglas L. I. Kinnick, on this day personally appeared Danny T. Sherraden, known to me (or proved to me) on the oath of

(Description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of October, A.D. 2003

[Signature]
Notary Signature



OWNER'S CERTIFICATE LOTS 2-8

STATE OF TEXAS §

COUNTY OF BENTON §

NOW, THEREFORE KNOW ALL ME BY THESE PRESENTS, THAT Jane E. Jones, does hereby adopt this plat of Lots 2-8, Wal-Mart Addition, on addition to the City of Taylor, Williamson County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use some. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Taylor, Texas.

Witness my hand this 20th day of October, 2003

[Signature]
(Signature of Owner)

The State of Texas

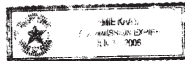
County of Williamson

Before me, Janice Rister, on this day personally appeared Janice Rister, known to me (or proved to me) on the oath of

(Description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of October, A.D. 2003

[Signature]
Notary Signature



STATE OF TEXAS §
COUNTY OF DALLAS §

According to this Surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Community Panel No. 48491C0266 C, dated September 27, 1991, and Community Panel No. 48491C0275 C, dated September 27, 1991, no portion of this property lies within a "Special Flood Hazard Area" (SFHA) inundated by 100-Year Flooding as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency. This "FIRM" map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

[Signature]
Date 9/17/2003
Marvin P. Peruski
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF DALLAS §

That I, Marvin P. Peruski, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my supervision, substantially in accordance with the Subdivision Regulations of the City of Taylor, Texas.

[Signature]
Date 9/17/2003
Marvin P. Peruski
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF TARRANT §

I, Jeffrey T. Wooten, do hereby certify that the information contained on this plat complies with the subdivision ordinances and the storm water drainage policy of the City of Taylor, Texas.

[Signature]
Date Sept 17 2003
Jeffrey T. Wooten
Registered Professional Engineer

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Approved this 12th day of August, 2003, A.D., by the Director of Community Development of the City of Taylor, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

[Signature]
Planning Commission Chairman

Approved this 12th day of August, 2003, A.D., by the Director of Community Development of the City of Taylor, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

[Signature]
Director of Community Development

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Janice E. Rister, Clerk of the County of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the 12th day of February, 2004, A.D., at 11:00 o'clock A.M., and duly recorded on the 12th day of February, 2004, at 1:54 o'clock P.M. in the Plat Books of said County of Benton.

WITNESS MY HAND AND SEAL OF THE County of said County at office in Georgetown, Texas, the date last above written.

Janice Rister, Clerk, County Clerk
Williamson County, Texas

By City of Taylor



TOTAL ACREAGE: 25.32
TOTAL # OF LOTS: 8

June 30, 2003

LINE TABLE

LINE	LENGTH	BEARING
L1	33.48	N21°44'15"W
L2	10.00	S68°15'45"E
L3	33.48	S21°44'15"E
L4	48.26	N68°15'45"E
L5	43.28	N21°44'15"W
L6	53.28	N21°44'15"W
L7	25.01	N68°15'49"E
L8	35.01	N68°15'49"E
L9	86.02	N68°15'45"E
L10	25.50	N68°15'45"E
L11	10.00	N21°44'15"W
L12	25.50	N68°15'45"E
L13	55.09	N21°44'15"W
L14	14.61	N68°15'45"E
L15	321.99	S21°44'15"E
L16	135.55	N68°15'45"E
L17	182.79	N68°15'47"E
L18	201.28	S68°15'45"W
L19	753.00	S21°44'15"E
L20	30.00	N68°15'45"E
L21	235.95	S21°44'15"E
L22	5.00	S68°15'45"W
L23	5.00	S68°15'45"W
L24	35.00	S21°44'15"E
L25	99.55	N68°15'45"E
L26	66.83	S21°44'13"E
L27	25.00	S68°15'47"W
L28	62.13	S21°44'13"E
L29	142.50	N68°15'47"E
L30	35.00	N21°44'15"W
L31	5.00	N68°15'45"E
L32	5.00	N68°15'45"E
L33	56.50	N21°44'15"W
L34	70.66	S21°44'15"E
L35	70.40	N21°44'15"W
L36	116.55	N21°44'15"W
L37	54.73	S21°44'15"E
L38	25.00	N68°15'45"E
L39	55.21	S21°44'15"E
L40	188.78	S68°15'45"W
L41	69.32	S21°44'15"E
L42	10.00	N68°15'45"E
L43	40.00	S68°15'45"W
L44	5.00	S68°15'45"W
L45	180.32	S21°44'15"E
L46	35.00	N68°15'45"E
L47	5.00	S21°44'15"E
L48	5.00	S21°44'15"E
L49	114.29	N68°15'45"E
L50	114.19	N68°15'45"E
L51	5.00	N21°44'15"W
L52	5.00	N21°44'15"W
L53	35.00	N68°15'45"E
L54	201.50	S21°44'15"E
L55	45.00	S68°15'45"W
L56	25.00	S21°44'15"E
L57	45.00	S68°15'45"W
L58	195.50	S21°44'15"E

LINE TABLE

LINE	LENGTH	BEARING
L59	35.00	N68°15'45"E
L60	5.00	S21°44'15"E
L61	5.00	S21°44'15"E
L62	113.02	N68°15'45"E
L63	112.92	N68°15'45"E
L64	5.00	N21°44'15"W
L65	5.00	N21°44'15"W
L66	35.00	N68°15'45"E
L67	148.00	S21°44'15"E
L68	5.00	S68°15'45"W
L69	643.55	S68°15'26"W
L70	643.55	S68°15'26"W
L71	137.63	S21°44'15"E
L72	20.00	N68°25'20"E
L73	746.43	S21°44'15"E
L74	23.09	S81°44'15"E
L75	246.23	S21°44'15"E
L76	16.92	S81°44'15"E
L77	11.55	S81°44'15"E
L78	11.55	S81°44'15"E
L79	188.00	S21°44'15"E
L80	11.55	S81°44'15"E
L81	16.43	S81°44'15"E
L82	173.47	S68°25'20"E
L83	9.16	S23°15'45"W
L84	276.81	S21°44'15"E
L85	10.00	N21°44'15"W
L86	14.61	N68°15'45"E
L87	16.18	N21°44'15"W
L88	21.59	S21°44'15"E
L92	289.92	N21°44'15"W
L93	10.00	S68°15'45"W
L94	437.31	N21°44'15"W
L95	15.00	N68°15'49"E
L96	15.01	N68°15'49"E
L97	93.18	N21°44'15"W
L98	11.78	S68°15'45"W
L99	10.00	N21°44'15"W
L100	11.78	S68°15'45"W
L101	145.39	N21°44'15"W
L109	10.00	N68°15'45"E
L110	10.61	S23°15'45"W
L111	624.30	N68°15'45"E
L112	66.32	N66°06'09"E
L113	46.28	S68°15'45"W
L114	179.80	N21°44'15"W
L115	46.28	S68°15'45"W
L116	46.28	S68°15'45"W
L117	61.82	N21°44'15"W
L118	63.11	N25°25'24"E
L119	76.75	N25°25'24"E
L120	50.22	N21°44'15"W
L121	56.28	S68°15'45"W
L122	56.28	S68°15'45"W
L123	220.32	N21°44'15"W
L124	56.28	S68°15'45"W
L125	307.52	N68°15'45"E
L126	27.42	N66°44'15"E

LINE TABLE

LINE	LENGTH	BEARING
L127	52.03	N68°15'47"E
L128	271.08	S21°44'15"E
L129	271.16	S21°44'15"E
L130	72.20	N68°15'47"E
L131	5.00	S21°44'15"E
L132	5.00	S21°44'15"E
L133	14.90	N68°15'47"E
L134	13.27	N23°15'45"E
L135	244.95	S68°15'45"W
L136	10.10	S21°44'15"E
L137	10.00	S68°15'45"W
L138	10.10	S21°44'15"E
L139	23.73	S68°15'45"W
L140	289.63	N21°44'15"W
L141	628.81	N21°44'15"W
L142	91.88	N68°15'45"E
L143	84.69	S23°15'45"W
L144	566.06	N68°15'45"E
L145	67.01	S23°15'45"W
L146	609.30	N68°15'45"E
L147	209.68	N68°15'45"E
L148	7.24	N21°44'15"W
L149	10.00	S68°15'45"W
L150	7.24	N21°44'15"W
L151	283.98	N68°15'45"E
L152	47.38	N21°44'15"W
L153	591.00	N21°44'15"W
L154	235.38	S68°15'45"W
L155	14.14	N66°44'15"W
L156	38.77	N68°15'45"E
L157	23.24	N21°44'15"W
L158	38.50	S68°15'45"W
L159	23.24	S21°44'15"E
L160	363.09	N68°15'45"E
L161	45.36	N23°15'45"E

OWNERS

WAL-MART STORES, TEXAS L.P.
2001 S.E. 10TH STREET
BENTONVILLE, AR 72712-6489
(479) 204-0221
CONTACT: TODD TAYLOR

JANE E. JONES
570 ELLSWORTH
MEMPHIS, TN 38111
(512) 365-6348
CONTACT: TED W. HEIL

PLAT PREPARER:

ENGINEER
DUNAWAY ASSOCIATES, INC.
1501 MERRIMAC CIRCLE, SUITE 100
FT. WORTH, TEXAS 76107
(817) 335-1121
CONTACT: THOMAS GALBREATH

SURVEYOR

CLARK-GEOGRAM
10711 N. PLANO ROAD, SUITE 100
DALLAS, TEXAS 75238
(214) 221-4848



CLARK-GEOGRAM INC.

Land Surveyors
10711 N. PLANO ROAD, SUITE 100 DALLAS, TEXAS 75238
TEL: 214 221-4848 FAX: 214 221-4848

A FINAL PLAT OF

WAL-MART SUPERCENTER ADDITION

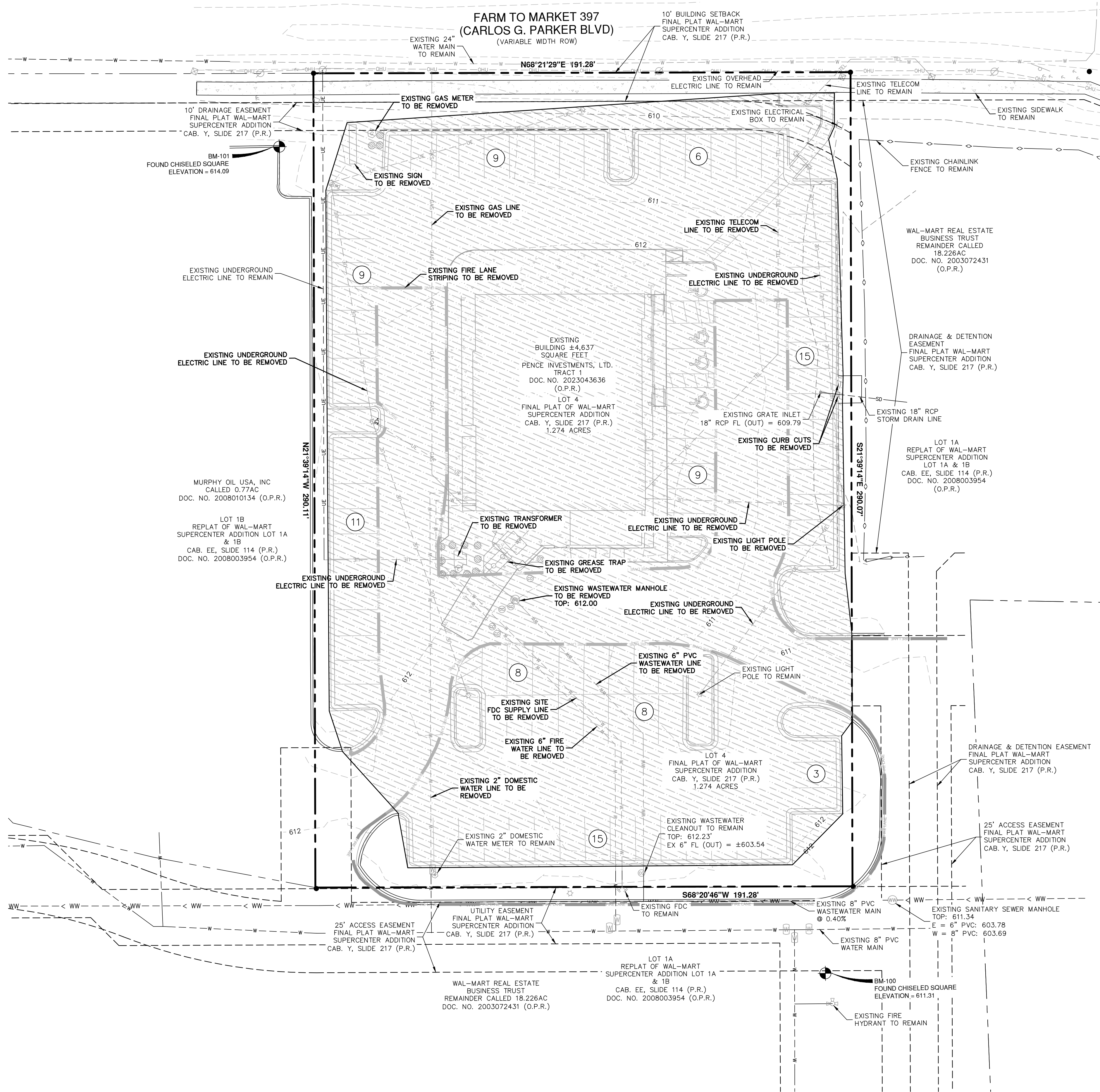
LOTS 1-8

an addition to the City of Taylor, situated in the W.J. Baker Survey, Abstract No. 65, and in the City of Taylor, Williamson County, Texas, and being part of a called 180.02 acre tract in an affidavit of heirship to Jane E. Jones as recorded in Volume 1491, Page 187, Deed Records of Williamson County, Texas, same being part of a 250 acre tract as described in Affidavit of Heirship recorded in Volume 388, Page 112, Deed Records of Williamson County, Texas.

THIS PLAT WAS PREPARED IN JUNE, 2003

THIS PLAT FILED IN CABINET 1, SLIDE NO. 219 DATE: 02-12-04

PAGE 3 of 3



LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	EXISTING CURB
---	EXISTING CONTOUR LINE
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM DRAIN
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING TELECOM LINE
---	EXISTING GAS LINE
---	EXISTING FIRE LANE
---	EXISTING FENCE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING WASTEWATER CLEANOUT
---	EXISTING ELECTRIC METER
---	EXISTING DRAINAGE MANHOLE
---	EXISTING FIRE HYDRANT
---	EXISTING FDC
---	EXISTING LIGHT POLE
---	EXISTING BOLLARD
---	EXISTING GUY ANCHOR
---	EXISTING SIGN
---	EXISTING OVERHEAD UTILITY POLE
---	DEMOLITION AREA
---	EXISTING SIDEWALK
---	EXISTING PARKING STALL COUNT TOTAL SPACES: 93

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.

SURVEY NOTE:

- EXISTING CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS, AND ARE COMPUTER GENERATED USING LIDAR DATA COLLECTED BY PAPE-DAWSON FROM DECEMBER 30, 2025.

BENCHMARKS:
THE BEARINGS ARE BASED ON CENTRAL ZONE NAD 83 AND VERTICAL RELIEF NAVD88 WITH A COMBINED SCALE FACTOR OF 1.00012 WITH REFERENCE TO THE BASE POINT N: 0.000 E: 0.000

BM 100:
CHISELED SQUARE
ELEVATION: 611.31'

BM 101:
CHISELED SQUARE
ELEVATION: 614.09'

CFA #06344 - TAYLOR
TAYLOR, TEXAS

DEMOLITION PLAN

JOB NO. 51558-05

DATE FEBRUARY 2026

DESIGNER MPW

CHECKED MPW DRAWN SG

SHEET 01 OF 04

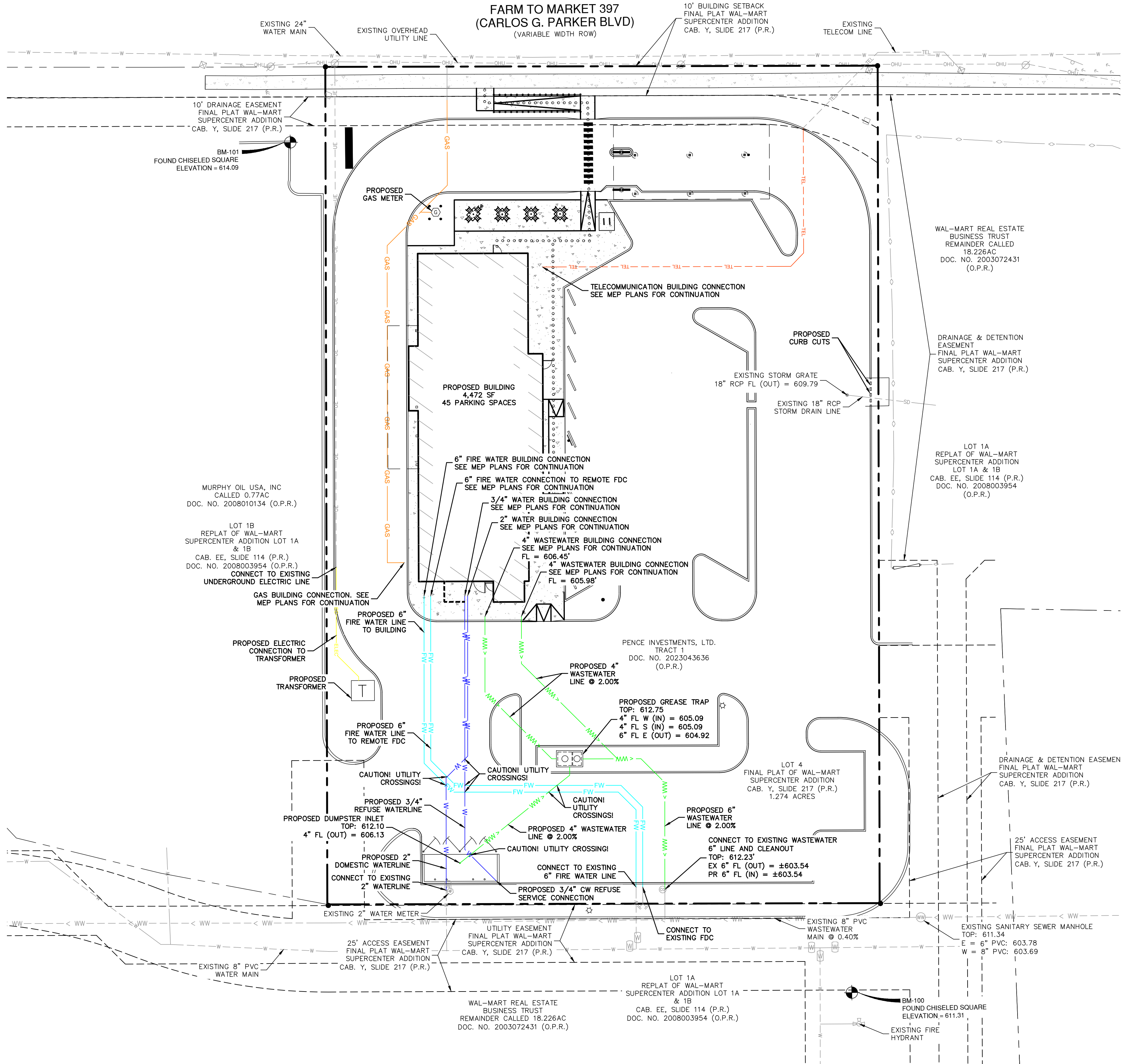
PAPE-DAWSON

18001 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711

TEXAS SURVEYING FIRM #10028800

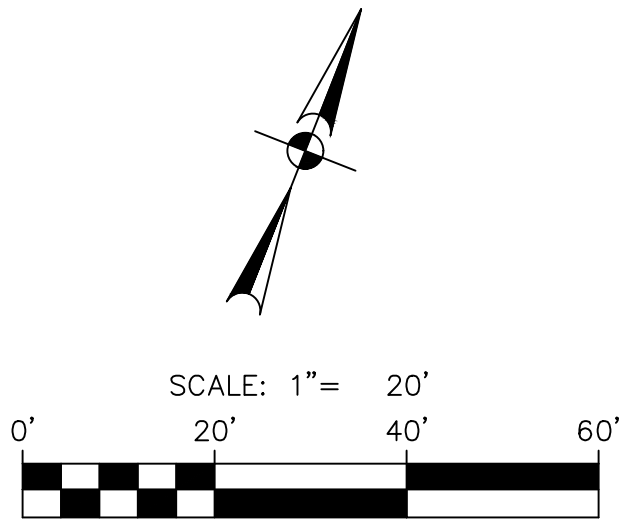
Date: Feb 27, 2026, 2:49pm User ID: vbrooke
File: H:\Projects\51558\51558-05.dwg

UTILITY	UTILITY COMPANY	CONTACT	PHONE
WATER	CITY OF TAYLOR	COURTNEY PERES	512-309-6288
WASTEWATER	CITY OF TAYLOR	COURTNEY PERES	512-309-6288
ELECTRIC	ONCOR	CHANDLER DOSKOCIL	254-658-1143
TELEPHONE/CABLE	AT&T	ADAM J. GORNEY	512-221-6637
GAS	ATMOS ENERGY	DANIEL STEVES	512-915-0983



LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	EXISTING WATERLINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING TELECOM LINE
---	EXISTING FENCE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING CURB
---	PROPOSED CURB
---	PROPOSED WATERLINE
---	PROPOSED FIRE LINE
---	PROPOSED WASTEWATER LINE
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING TELECOM LINE
---	PROPOSED GAS LINE
---	PROPOSED BUILDING ENTRANCE
---	EXISTING WASTEWATER MANHOLE
---	EXISTING WASTEWATER CLEANOUT
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING WATER METER
---	EXISTING FDC
---	EXISTING GATE
---	PROPOSED BOLLARD
---	PROPOSED BOLLARD WITH SIGN
---	PROPOSED GREASE TRAP
---	PROPOSED TRANSFORMER
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	PROPOSED BUILDING
---	OVER HEAD CANOPY AND/OR ROOF LINES (LOCATION OF ITEMS ARE APPROXIMATELY SHOWN. REFER TO ARCHITECTURE PLANS FOR EXACT DIMENSIONS.)

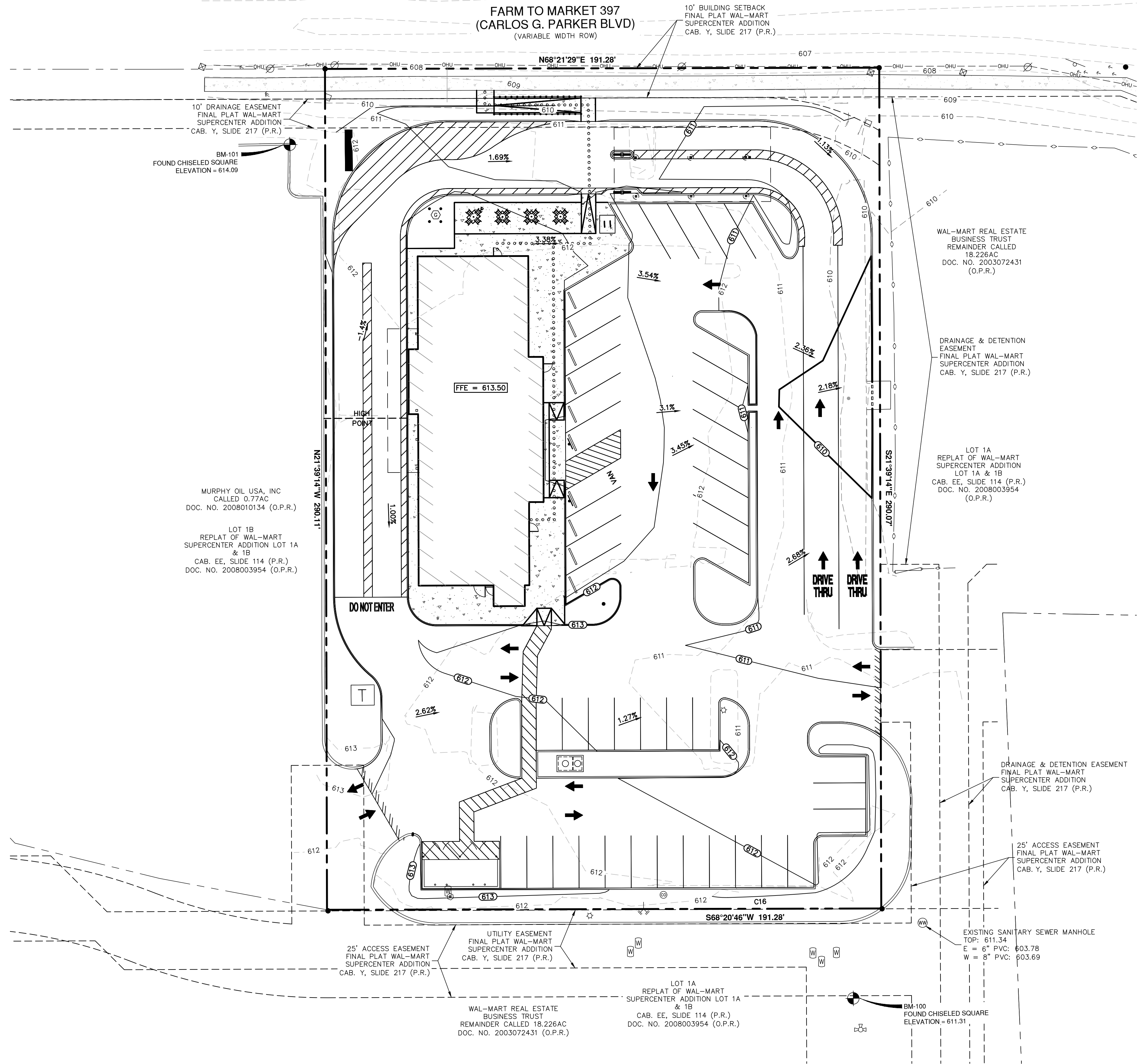


CFA #06344 - TAYLOR
TAYLOR, TEXAS

PRELIMINARY UTILITY PLAN

PAPE-DAWSON
18001 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #4701 TEXAS SURVEYING FIRM #1002800

JOB NO. 51558-05
DATE FEBRUARY 2026
DESIGNER MPW
CHECKED MPW DRAWN SG
SHEET 02 OF 04



LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	PROPOSED CURB
---	PROPOSED BUILDING ENTRANCE
---	PROPOSED BUILDING
---	PROPOSED HIGH POINT
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED SPOT ELEVATION
---	EXISTING SPOT ELEVATION
---	TOP OF CURB
---	FACE OF CURB
---	EXISTING GRADE
---	FINISHED GRADE
---	FINISHED FLOOR ELEVATION
---	OVER HEAD CANOPY AND/OR ROOF LINES (LOCATION OF ITEMS ARE APPROXIMATELY SHOWN, REFER TO ARCHITECTURE PLANS FOR EXACT DIMENSIONS.)

GRADING NOTES

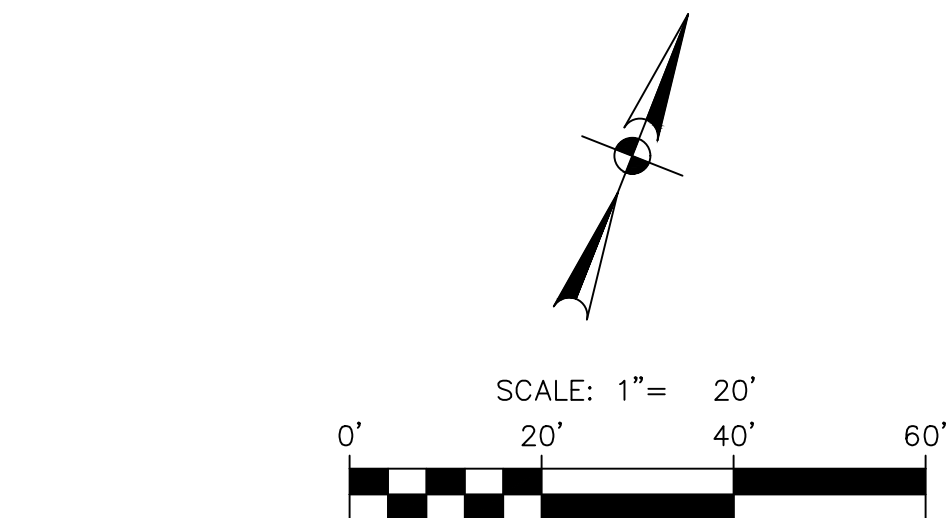
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FROM CONSTRUCTION OF THIS PROJECT.
4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT.
5. ALL BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. ADA GRADING NOTES:
 - 6.1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP [TAS 403.3]
 - 6.2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 405.2, 405.6]
 - 6.3. ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:48. [TAS 403.3]
 - 6.4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 302.1]
7. A HANDICAP RAMP, COMPLYING TO ADA STANDARDS, IS REQUIRED AT ALL POINTS WHERE THE CURB INTERSECTS THE SIDEWALK.
8. ALL EXISTING MANHOLE COVERS, METER BOXES, VALVE CASTINGS, POST INDICATOR VALVES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE.
9. ALL DISTURBED AREAS TO BE RE-VEGETATED.
10. ALL CURB SPOTS ARE LABELS AT THE BOTTOM OF CURB UNLESS OTHERWISE SPECIFIED.

CFA #06344 - TAYLOR
TAYLOR, TEXAS

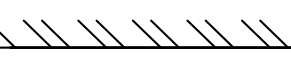
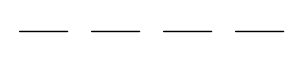
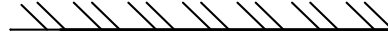
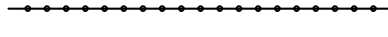
PAPE-DAWSON
18001 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.654.8711
TEXAS SURVEYING FIRM #470 | TEXAS SURVEYING FIRM #1028800

PRELIMINARY GRADING PLAN

JOB NO. 51558-05
DATE FEBRUARY 2026
DESIGNER MPW
CHECKED MPW DRAWN SG
SHEET 03 OF 04



-----	PROPERTY LINE
-----	EASEMENT LINE
----- W -----	EXISTING WATERLINE
< WW -----	EXISTING WASTEWATER LINE
----- SD ----- SD -----	EXISTING STORM LINE
----- UE ----- UE -----	EXISTING UNDERGROUND ELECTRIC LINE
----- OHU ----- OHU -----	EXISTING OVERHEAD UTILITY LINE
----- TEL ----- TEL -----	EXISTING TELECOM LINE
----- F ----- F -----	EXISTING FENCE
----- GAS ----- GAS -----	EXISTING GAS LINE
=====	EXISTING CURB
----- W ----- W -----	PROPOSED WATERLINE
----- FW ----- FW -----	PROPOSED FIRE WATER LINE
< WW ----- < WW -----	PROPOSED WASTEWATER LINE
----- ELEC ----- ELEC -----	PROPOSED UNDERGROUND ELECTRIC LINE
----- TEL ----- TEL -----	EXISTING TELECOM LINE
----- GAS ----- GAS -----	PROPOSED GAS LINE
=====	PROPOSED CURB

- | | |
|---|---|
|  | PROPOSED STALL COUNT |
|  | PROPOSED BUILDING ENTRANCE |
|  | PROPOSED HANDICAP SPOT |
|  | PROPOSED ADA PATH |
|  | PROPOSED BIKE RACK |
|  | PROPOSED WHEEL STOP |
|  | EXISTING WASTEWATER MANHOLE |
|  | EXISTING WASTEWATER CLEANOUT |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING WATER VALVE |
|  | EXISTING WATER METER |
|  | EXISTING FDC |
|  | EXISTING GATE |
|  | PROPOSED GREASE TRAP |
|  | PROPOSED TRANSFORMER PAD |
|  | EXISTING SIDEWALK |
|  | PROPOSED SIDEWALK |
|  | PROPOSED BUILDING |
|  | PROPOSED LIGHT DUTY CONCRETE |
|  | PROPOSED MEDIUM DUTY CONCRETE |
|  | PROPOSED HEAVY DUTY CONCRETE |
|  | EXISTING FIRE LANE STRIPING |
|  | PROPOSED FIRE LANE STRIPING |
|  | TIE TO EXISTING |
|  | PROPOSED HAND RAIL |
|  | OVER HEAD CANOPY AND/OR ROOF LINES (LOCATION OF ITEMS ARE APPROXIMATELY SHOWN, REFER TO ARCHITECTURE PLANS FOR EXACT DIMENSIONS.) |

SITE DATA	
ZONING:	P5 – URBAN CENTER
LOT AREA:	LOT 4: 1.27 ACRES (55,488 SF)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	4,472 S.F.
CFA PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F. 4472 / 100 = 45 SPACES PER 46C(7) OF ECR DOC #20030724232
ADA PARKING REQUIRED:	2
ADA PARKING PROVIDED:	2
TOTAL PARKING PROVIDED:	45
EXISTING IMPERVIOUS COVER:	46,759 SF (1.07 AC), 84.27%
PROPOSED IMPERVIOUS COVER:	46,381 SF (1.06 AC), 83.57%

[illegible]

PAPE-DAWSON

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

CFA #06344 - TAYLOR
TAYLOR, TEXAS

CONCEPTUAL SITE PLAN



PZ-2026-2681

Special Use Permit for Drive-Through Services

103 NW Carlos G Parker Blvd



DEVELOPMENT PROCESS

1. **Comprehensive Plan Amendment** – Changes to the Growth Sector, Future Land Use, or Transportation Master Plan. Can also be actions to amend the Comp. Plan to fulfill an Implementation Strategy.
2. **Plan and/or Place Type Designation** – Projects 2.5 acres and greater will go through an Employment Center, Neighborhood, or Infill Neighborhood Plan to layout new Centers or Neighborhoods and allocate Place Type Zoning Districts.
3. **Preliminary Plat** – Division of land into lots (identifying lot boundaries, streets, easements, etc.).
4. **Subdivision Improvement Plans** – Public Infrastructure Plans (Water, Sewer, Drainage).
5. **Final Plat** To be recorded after approved.
6. **Site Development** Plans – Engineered or surveyed drawings depicting proposed development on a lot(s).
7. **Building Permit** - Layout of building(s) on lot(s) and detailed construction drawings.

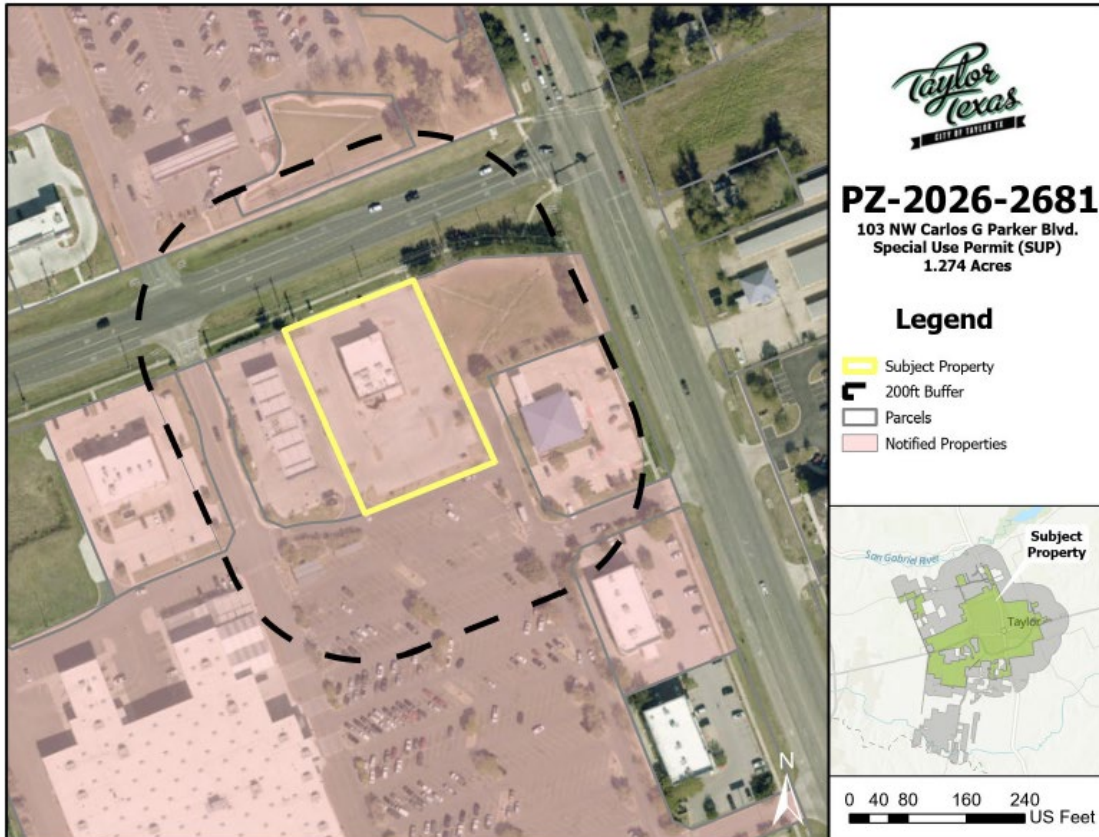
* **Special Use Permit (SUP)** - Special Use Permits allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of this LDC, but which are in keeping with the intent of the LDC and the Comprehensive Plan.



LOCATION MAP

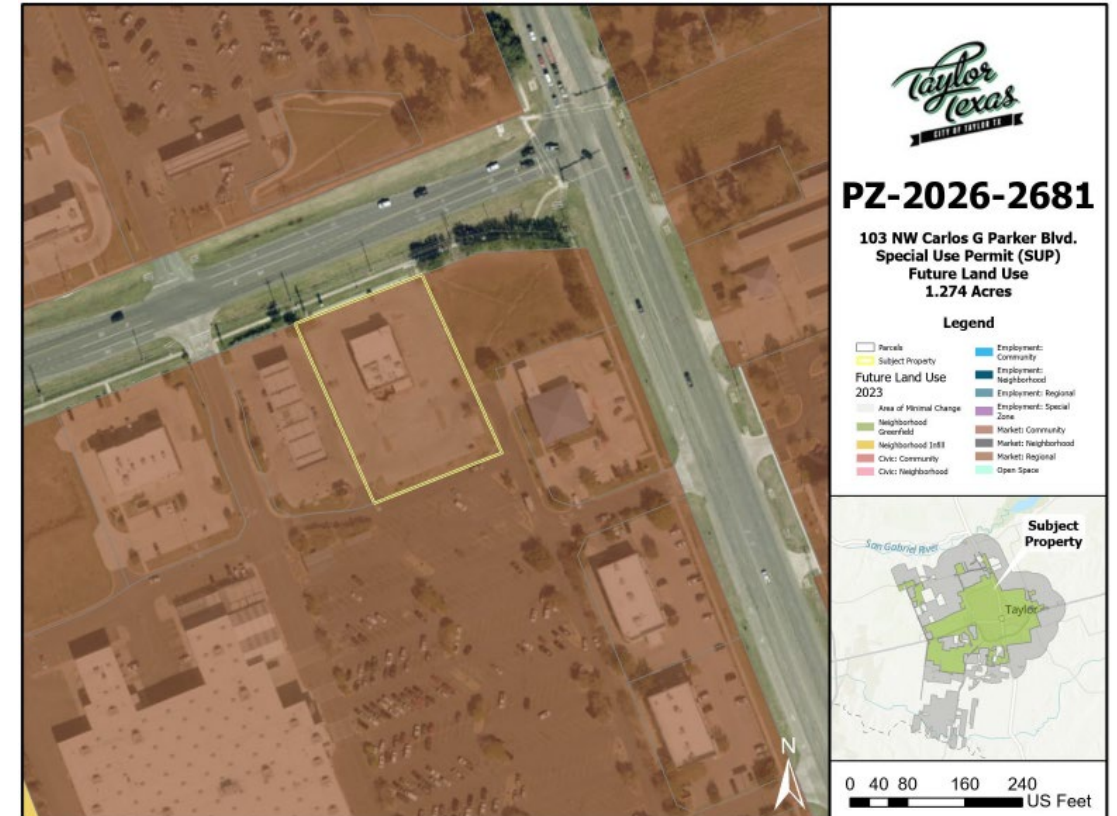
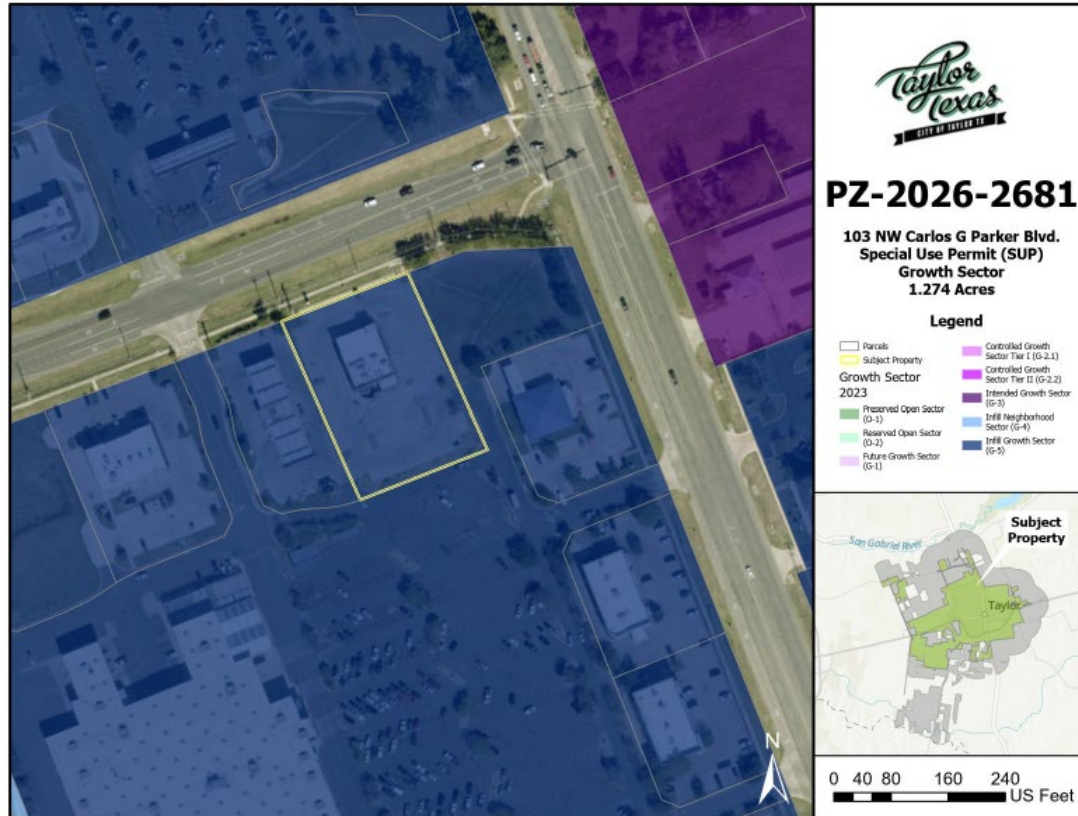


NOTIFICATION MAP

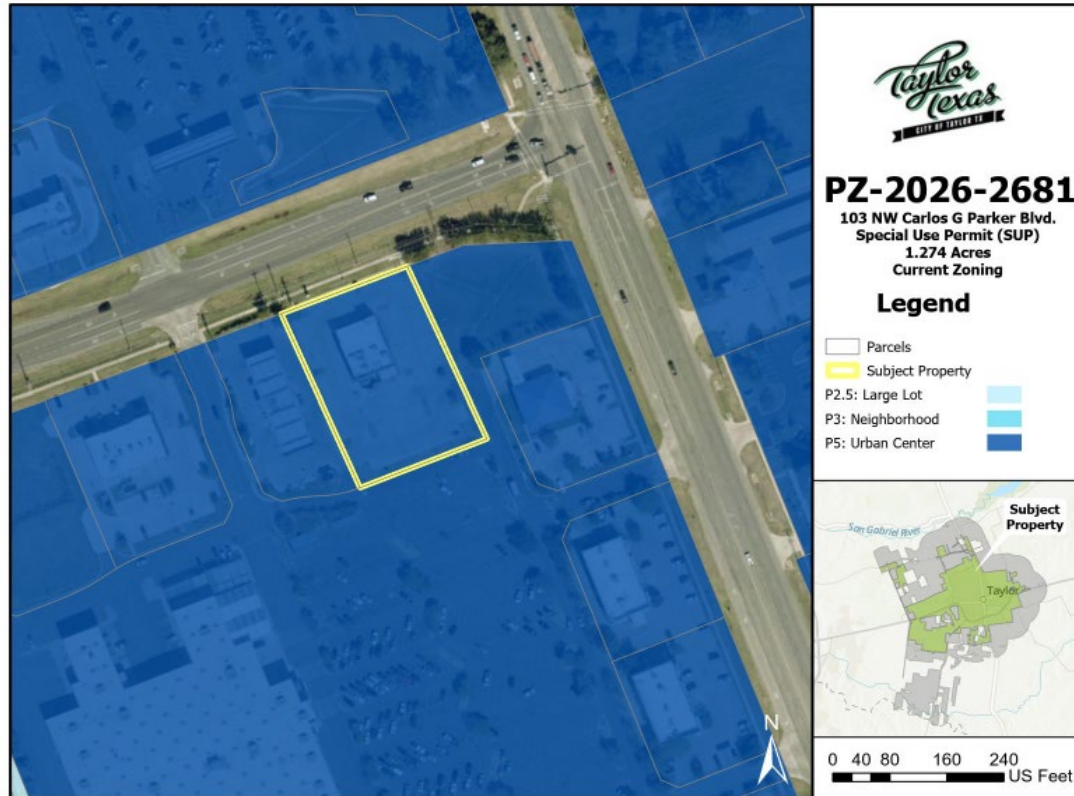


- 10 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition and zero (0) response for approval of the request from the notified parties.

GROWTH SECTOR AND FUTURE LAND USE MAP

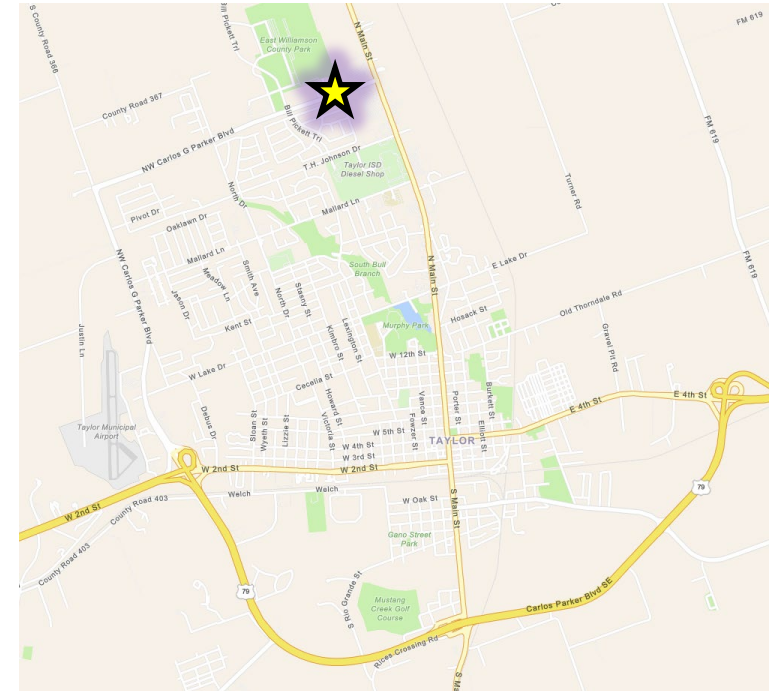


CURRENT ZONING AND PROPOSED ZONING



SITE IN CONTEXT

Subject Site Looking South from NW Carlos G Parker

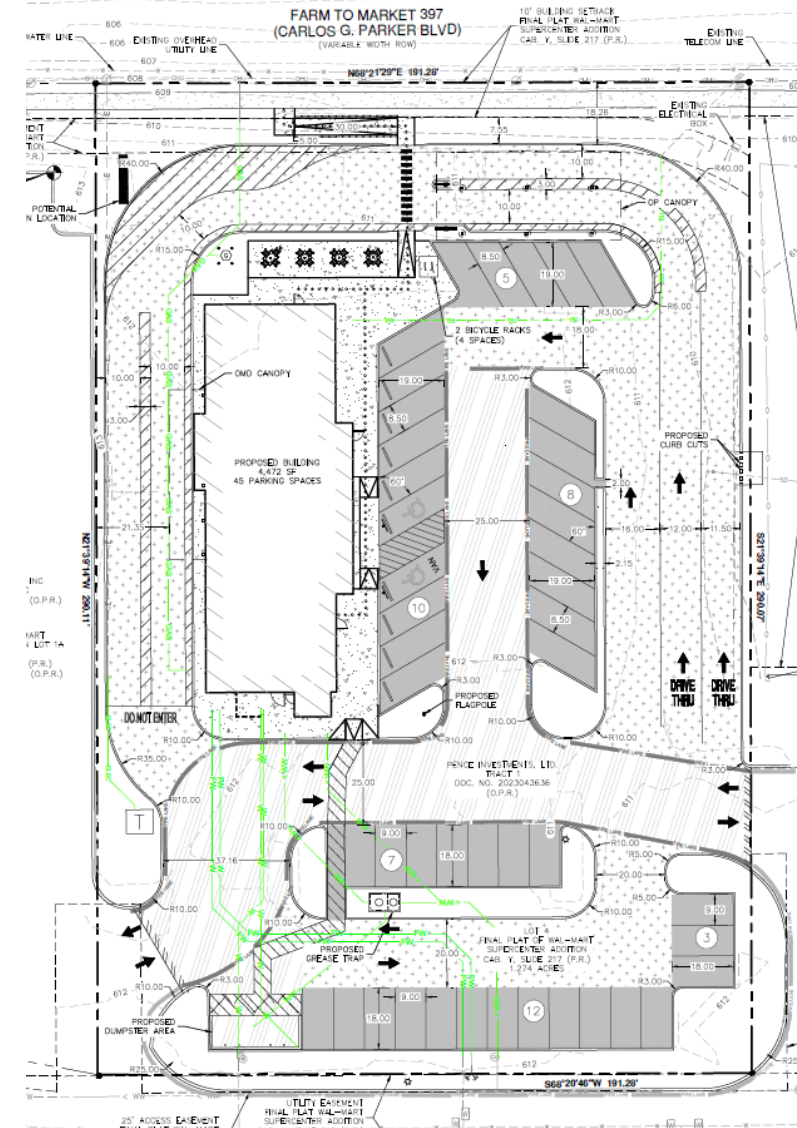


 Site Location



PROPOSED CONCEPT PLAN

SITE DATA	
ZONING:	P5 – URBAN CENTER
LOT AREA:	LOT 4: 1.27 ACRES (55,488 SF)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	4,472 S.F.
CFA PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F. 4472 /100 = 45 SPACES PER 4(E)(7) OF ECR DOC #2003072432
ADA PARKING REQUIRED:	2
ADA PARKING PROVIDED:	2
TOTAL PARKING PROVIDED:	45
EXISTING IMPERVIOUS COVER:	46,759 SF (1.07 AC), 84.27%
PROPOSED IMPERVIOUS COVER:	46,381 SF (1.06 AC), 83.57%



DEVIATIONS

Pursuant to Section 2.2.10 of the LDC, the applicant has identified six (6) deviations from the P5: Urban Center development standards necessary to accommodate the proposed restaurant with drive-through services:

1. **Section 4.3.1.8 – P5 Build-to-Line (Range) – No Maximum Building Setback Required.** The applicant is requesting a deviation from Section 4.3.1.8 to allow no maximum building setback where a build-to-line range of 0 to 15 feet is required. This request accommodates existing site constraints by allowing the building to be placed beyond the 15-foot build-to-line range while utilizing the area within the setback for drive-through lanes.
2. **Section 4.3.1.8 – P5 Façade Build-Out – No Minimum Façade Build-Out.** The applicant is requesting a deviation from Section 4.3.1.8 to allow a reduced façade build-out of approximately 20% where a minimum of 80% is required. Strict compliance with this code requirement would require eliminating one of the drive-through aisles necessary for adequate stacking and circulation and ensure safe and efficient restaurant operations.
3. **Table 5.3.5(A) – P5 Building Orientation – Edge Yard Disposition Allowed.** The applicant is requesting a deviation from Table 5.3.5(A) to allow the Edge Yard building disposition, which is not permitted in the P5 Zoning District. This request allows the building to be centrally located on the lot with setbacks on all sides to accommodate parking and drive- through circulation.



DEVIATIONS

Pursuant to Section 2.2.10 of the LDC, the applicant has identified six (6) deviations from the P5: Urban Center development standards necessary to accommodate the proposed restaurant with drive-through services:

4. **Section 4.3.1.8 – P5 Parking Location – Parking Allowed in First, Second, and Third Layers.** The applicant is requesting a deviation from Section 4.3.1.8 to allow parking within the First and Second Layers, where parking is otherwise restricted to the Third Layer or on street. This request supports market demand and satisfies requirements of a private ECR agreement.
5. **Section 5.2.2.2(4)(a) – P5 Drive-Through Service Limitations – Drive-Through Services Allowed in First, Second, and Third Layers.** The applicant is requesting a deviation from Section 5.2.2.2(4)(a) to allow drive-through circulation within the First and Second Layers, where drive-through services are otherwise limited to the Third Layer with a Special Use Permit. Portions of the proposed drive-through circulation extend into the First and Second Layers to provide sufficient on-site queuing capacity and prevent drive-through overflow from impacting neighboring businesses within the retail center.
6. **Section 5.4.3.1(2) – P5 Parking and Vehicle Circulation – No Maximum Limit for Parking Areas.** The applicant is requesting a deviation from Section 5.4.3.1(2) to allow 45 parking spaces where a maximum of 41 spaces is permitted. The four additional spaces represent a minor deviation necessary to meet the minimum parking requirement of a private cross-access and parking agreement for the retail center.



STAFF ANALYSIS

The Planning and Zoning Commission is charged with reviewing all Special Use Permits requests and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a Specific Use Permit request, the Planning and Zoning Commission members consider the following factors

1. Is the Special Use Permit with the Comprehensive Plan?

- Yes. The subject property is designated Market Center: Regional on the Future Land Use Map and is located within the Infill Growth Sector (G-5). A restaurant with drive-through services is consistent with the intent of both designations and with the applicable Land Use Policies, including the following:
 - LU5 - directs that new buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change. The proposed redevelopment of the existing building as a restaurant with drive-through services demonstrates exactly that adaptability within an established commercial site.
 - LU9 - directs that development patterns should maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas. The proposed use reinvests in an existing commercial pad site already served by all necessary infrastructure, consistent with this policy.



STAFF ANALYSIS

The Planning and Zoning Commission is charged with reviewing all Special Use Permits requests and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a Specific Use Permit request, the Planning and Zoning Commission members consider the following factors

2. **Is the Special Use Permit compatible with the surrounding area?**
 - Yes. All surrounding properties are zoned P5: Urban Center and designated as Market Center: Regional. The proposed restaurant is compatible with the existing commercial and retail character of the Walmart Supercenter retail center and along NW Carlos G Parker Boulevard.
3. **Does the Special Use Permit promote public health, safety, or general welfare?**
 - Yes. The demolition of the existing building and redevelopment of the site as an active restaurant promotes safe and orderly development consistent with surrounding land uses.
4. **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**
 - The property will be able to tie into the existing infrastructure to serve this property.
5. **Do current conditions indicate that a Special Use Permit is necessary?**
 - Yes. The LDC requires an SUP for drive-through uses in the P5 Place Type.



P&Z RECOMMENDATION

On April 14, 2026, The Planning and Zoning Commission heard the presentation from the applicant and raised questions regarding the proposed site layout and traffic circulation through the site to the retail center.

After discussion, The Commission voted **(6-0)** to **recommend approval** of the request for the Special Use Permit for Drive-Through Services at 103 NW Carlos G Parker Blvd.







City Council Meeting May 14, 2026 Transmittal Letter

STRATEGIC PILLAR

Economic Vitality

Agenda Item Number: 4.

Agenda Title: Hold a public hearing to consider proposed Tax Abatement Guidelines.

Council Action to be Taken: Hold a public hearing.

Department Submitted: City Management

Staff Contact: Tyler Bybee, Assistant City Manager

1. PURPOSE / DESCRIPTION

In accordance with Chapter 312 of the Texas Tax Code, the City Council is required to hold a public hearing prior to the adoption or reauthorization of Tax Abatement Guidelines. The purpose of this item is to receive public input regarding the proposed renewal of the City's Tax Abatement Guidelines.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City last adopted Tax Abatement Guidelines by resolution in 2021. Chapter 312 of the Texas Tax Code requires that such guidelines be readopted every two years in order to remain effective. The current guidelines have expired and must be readopted for the City to maintain eligibility to offer tax abatements. The proposed action does not include substantive changes to the existing guidelines but instead renews them to ensure compliance with state law and preserve the City's ability to utilize economic development incentives.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Maintains eligibility to offer tax abatements as an economic development tool • Supports recruitment and retention of commercial and industrial	• n/a

development • Keeps the City competitive with other municipalities	
--	--

4. RECOMMENDATION

No action required. This item is for public hearing only.

5. FUNDING SOURCE

N/A

6. TIMELINE

Public Hearing: May 14, 2026

Resolution for adoption scheduled for May 14, 2026

7. OTHER OPTIONS

Council may provide direction to modify the proposed guidelines prior to adoption.

8. ATTACHMENTS

1. Draft Resolution Adopting Tax Abatement Guidelines
2. Exhibit A, Tax Abatement Guidelines
3. Presentation - Tax Abatement Guidelines Public Hearing

RESOLUTION NO. R26-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ADOPTING THE TAX ABATEMENT GUIDELINES AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A”; ELECTING TO BE ELIGIBLE TO PARTICIPATE IN TAX ABATEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Taylor, Texas, has conducted a public hearing in accordance with Chapter 312 of the Texas Tax Code, at which members of the public were given the opportunity to be heard regarding the proposed Tax Abatement Guidelines; and

WHEREAS, Chapter 312 of the Texas Tax Code requires that a municipality adopt Tax Abatement Guidelines every two years in order to remain eligible to grant tax abatements; and

WHEREAS, the City Council finds that adoption of such guidelines is in the best interest of the City and will promote economic development and the general welfare of the community;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, THAT:

SECTION 1. The City Council hereby adopts the Tax Abatement Guidelines attached hereto as Exhibit “A” and incorporated herein for all purposes.

SECTION 2. The City of Taylor hereby elects to be eligible to participate in tax abatement under Chapter 312 of the Texas Tax Code.

SECTION 3. This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2026.

CITY OF TAYLOR, TEXAS

, Mayor

ATTEST:

Lucy Aldrich, City Clerk

EXHIBIT A
CITY OF TAYLOR, TEXAS
TAX ABATEMENT GUIDELINES

A. Purpose.

The City of Taylor is committed to the promotion of quality development and expansion of its existing business base. The City Council desires to provide economic development incentives and to establish various programs to ensure the City remains competitive in the marketplace, encourages the increase and retention of quality jobs, encourages revenue streams from commercial, industrial, and manufacturing businesses that maintain or increase the taxable values of their business personal property, including inventories and acquire and install new machinery and equipment in the City. The City of Taylor will, on a case-by-case basis, consider providing tax abatement to individuals and businesses meeting the guidelines and criteria set forth herein. Nothing herein shall imply that the City is under any obligation to provide any tax abatement. Nothing herein shall prohibit the City Council from waiving the criteria set forth herein to further the objectives of this policy. The City may notwithstanding this policy, provide tax abatement on a case-by-case basis that promote economic development, create employment opportunities, increase sales tax and property tax revenue.

B. Tax Abatement; Criteria

The City elects to be eligible to participate in tax abatement pursuant to Chapter 312 Texas Tax Code.

Tax abatement is available for both new facilities and structures for the expansion and modernization of existing facilities and structures.

Any request for tax abatement shall be evaluated based upon a subjective review of the following criteria which each applicant will be requested to address in narrative format in the application:

Employment Impact

How many jobs will be brought to City?

What types of jobs will be created?

What will the total annual payroll be?

Fiscal Impact

How much real and personal property value will be added to the tax rolls?
How much direct sales tax will be generated?
How will this project affect existing businesses and/or office facilities?
What infrastructure construction would be required?
What is the total annual operating budget of this facility projected to be?

Community Impact

What effect would the project have on the local housing market?
What environmental impact, if any, will be created by the project?
How compatible is the project with the City's comprehensive plan?

The subjective criteria outlined above will be used in determining whether it is in the best interests of the City that a tax abatement be offered to an applicant. Specific considerations will include the degree to which the individual project furthers the goals and objectives of the community, as well as the relative impact of the project.

Notwithstanding anything to the contrary in these guidelines the City may, on a case-by-case basis, grant tax abatement in accordance with Chapter 312 of the Texas Tax Code, in response to an application for a project which in the discretion of the City Council provides exceptional and positive financial, employment, sales tax, and property tax impacts to the community, promotes economic development and new and expanding business enterprises in the City.

C. Procedural Guidelines.

1. A business enterprise shall submit a written application/request for tax abatement to the City Manager, on a form provided by the City.
2. The City upon a determination that the written application satisfies the conditions and requirements of these guidelines, may in its discretion, enter into a tax abatement agreement pursuant to Chapter 312 of the Texas Tax Code. The applicant shall be required to enter into an agreement for the tax abatement in a form approved by the City Attorney. Such agreement shall contain such terms as may be required by the City, including but not limited to claw back or

recapture of the incentive, and or abated taxes, with interest in the event of an uncured breach or default by the business or individual under such agreement.



TAX ABATEMENT GUIDELINES

Tyler Bybee, Assistant City Manager



PROPOSED TAX ABATEMENT GUIDELINES

- Chapter 312, Texas Tax Code
- Public hearing regarding proposed guidelines
- Opportunity for public input



PURPOSE OF GUIDELINES

- Maintain eligibility to participate in tax abatement
- Support economic development opportunities
- Provide framework for evaluating future agreements



TAX CODE CHAPTER 312 REQUIREMENTS

- Hold public hearing prior to adoption
- Guidelines adopted by City Council resolution
- Approval requires three-fourths (3/4) vote of Council



PROPOSED ACTION

- Renew existing Tax Abatement Guidelines
- No substantive changes proposed
- Maintain economic development incentive tools



PUBLIC HEARING

- Receive public comments
- No action required on this item
- Resolution is next item on agenda for Council consideration



RECOMMENDATION

Staff recommends Council hold a public hearing.





City Council Meeting May 14, 2026 Transmittal Letter

STRATEGIC PILLAR

Economic Vitality

Agenda Item Number: 5.

Agenda Title: Discussion, consideration, and possible action on Resolution R26-13, adopting Tax Abatement Guidelines and electing to be eligible to participate in tax abatement.

Council Action to be Taken: Approve resolution as presented.

Department Submitted: City Management

Staff Contact: Tyler Bybee, Assistant City Manager

1. PURPOSE / DESCRIPTION

To consider adoption of updated Tax Abatement Guidelines in accordance with Chapter 312 of the Texas Tax Code following the required public hearing.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

A public hearing was held on May 14, 2026, to receive public input on the proposed Tax Abatement Guidelines. Chapter 312 of the Texas Tax Code requires that municipalities adopt such guidelines every two years by a three-fourths ($\frac{3}{4}$) vote of the City Council in order to remain eligible to grant tax abatements. Adoption of the guidelines is necessary for the City to continue entering into tax abatement agreements. The proposed guidelines are consistent with those previously adopted and provide an established framework for evaluating and administering tax abatement requests.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Enables the City to offer tax abatements as a tool for economic development • Supports business recruitment and retention efforts	• Requires careful evaluation of agreements to ensure public benefit

• Provides a structured and transparent framework for incentives	
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4. RECOMMENDATION

Staff recommends approval of Resolution No. R26-13 adopting the Tax Abatement Guidelines.

5. FUNDING SOURCE

N/A

6. TIMELINE

- Effective immediately upon adoption
- Guidelines remain in effect for two years unless amended earlier

7. OTHER OPTIONS

- Modify the proposed guidelines prior to adoption
- Decline to adopt (would render the City ineligible to grant tax abatements)

8. ATTACHMENTS

1. Resolution R26-13 Adopting Tax Abatement Guidelines
2. Exhibit A, Tax Abatement Guidelines
3. Presentation - Tax Abatement Guidelines Resolution

RESOLUTION NO. R26-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ADOPTING THE TAX ABATEMENT GUIDELINES AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A”; ELECTING TO BE ELIGIBLE TO PARTICIPATE IN TAX ABATEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Taylor, Texas, has conducted a public hearing in accordance with Chapter 312 of the Texas Tax Code, at which members of the public were given the opportunity to be heard regarding the proposed Tax Abatement Guidelines; and

WHEREAS, Chapter 312 of the Texas Tax Code requires that a municipality adopt Tax Abatement Guidelines every two years in order to remain eligible to grant tax abatements; and

WHEREAS, the City Council finds that adoption of such guidelines is in the best interest of the City and will promote economic development and the general welfare of the community;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, THAT:

SECTION 1. The City Council hereby adopts the Tax Abatement Guidelines attached hereto as Exhibit “A” and incorporated herein for all purposes.

SECTION 2. The City of Taylor hereby elects to be eligible to participate in tax abatement under Chapter 312 of the Texas Tax Code.

SECTION 3. This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Taylor, Texas, on the 14th day of May, 2026.

CITY OF TAYLOR, TEXAS

, Mayor

ATTEST:

Lucy Aldrich, City Clerk

EXHIBIT A
CITY OF TAYLOR, TEXAS
TAX ABATEMENT GUIDELINES

A. Purpose.

The City of Taylor is committed to the promotion of quality development and expansion of its existing business base. The City Council desires to provide economic development incentives and to establish various programs to ensure the City remains competitive in the marketplace, encourages the increase and retention of quality jobs, encourages revenue streams from commercial, industrial, and manufacturing businesses that maintain or increase the taxable values of their business personal property, including inventories and acquire and install new machinery and equipment in the City. The City of Taylor will, on a case-by-case basis, consider providing tax abatement to individuals and businesses meeting the guidelines and criteria set forth herein. Nothing herein shall imply that the City is under any obligation to provide any tax abatement. Nothing herein shall prohibit the City Council from waiving the criteria set forth herein to further the objectives of this policy. The City may notwithstanding this policy, provide tax abatement on a case-by-case basis that promote economic development, create employment opportunities, increase sales tax and property tax revenue.

B. Tax Abatement; Criteria

The City elects to be eligible to participate in tax abatement pursuant to Chapter 312 Texas Tax Code.

Tax abatement is available for both new facilities and structures for the expansion and modernization of existing facilities and structures.

Any request for tax abatement shall be evaluated based upon a subjective review of the following criteria which each applicant will be requested to address in narrative format in the application:

Employment Impact

How many jobs will be brought to City?

What types of jobs will be created?

What will the total annual payroll be?

Fiscal Impact

How much real and personal property value will be added to the tax rolls?
How much direct sales tax will be generated?
How will this project affect existing businesses and/or office facilities?
What infrastructure construction would be required?
What is the total annual operating budget of this facility projected to be?

Community Impact

What effect would the project have on the local housing market?
What environmental impact, if any, will be created by the project?
How compatible is the project with the City's comprehensive plan?

The subjective criteria outlined above will be used in determining whether it is in the best interests of the City that a tax abatement be offered to an applicant. Specific considerations will include the degree to which the individual project furthers the goals and objectives of the community, as well as the relative impact of the project.

Notwithstanding anything to the contrary in these guidelines the City may, on a case-by-case basis, grant tax abatement in accordance with Chapter 312 of the Texas Tax Code, in response to an application for a project which in the discretion of the City Council provides exceptional and positive financial, employment, sales tax, and property tax impacts to the community, promotes economic development and new and expanding business enterprises in the City.

C. Procedural Guidelines.

1. A business enterprise shall submit a written application/request for tax abatement to the City Manager, on a form provided by the City.
2. The City upon a determination that the written application satisfies the conditions and requirements of these guidelines, may in its discretion, enter into a tax abatement agreement pursuant to Chapter 312 of the Texas Tax Code. The applicant shall be required to enter into an agreement for the tax abatement in a form approved by the City Attorney. Such agreement shall contain such terms as may be required by the City, including but not limited to claw back or

recapture of the incentive, and or abated taxes, with interest in the event of an uncured breach or default by the business or individual under such agreement.



TAX ABATEMENT GUIDELINES

Tyler Bybee, Assistant City Manager



RESOLUTION ADOPTION

Consider Resolution No. R26-13

- Adopting Tax Abatement Guidelines
- Electing eligibility to participate in tax abatement



BACKGROUND

- Public Hearing conducted in accordance with Chapter 312
- Tax Abatement Guidelines establish the City's framework for incentives
- Adoption required for participation in tax abatement programs



BENEFITS TO THE CITY

- Supports business recruitment and retention
- Encourages economic development investment
- Maintains competitiveness with surrounding communities



PROPOSED RESOLUTION

- Adopt Tax Abatement Guidelines attached as Exhibit “A”
- Elect to participate in tax abatement under Chapter 312
- No substantive changes proposed to existing guidelines



RECOMMENDATION

- Staff recommends approval of Resolution No. 26-13 adopting Tax Abatement Guidelines and electing to be eligible to participate in tax abatement.





City Council Meeting May 14, 2026 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure

Agenda Item Number: 6.

Agenda Title: Discussion, consideration, and possible action regarding updates to the 2022 and 2024 Street Maintenance Projects, approval of Change Order No. 3 with HDR Engineering, Inc., and direction on 2025 Davis Street striping configuration options.

Council Action to be Taken: Receive a presentation on the 2022, 2024 maintenance project, consider change order #3 for 2024 Street Maintenance project, and discuss and provide direction on Davis Street Maintenance striping layout.

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works
Jacob Walker, City Engineer

1. PURPOSE / DESCRIPTION

This agenda item is to (1) present an update on the 2022 and 2024 Street Maintenance Project construction and discuss change order #3 consideration and potential approval and (2) present the 2025 Street Maintenance striping configuration and provide direction to staff.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

2022/2024 Street Maintenance

The original scope for the 2024 Street Maintenance project was originally street maintenance on T.H. Johnson Dr and Lake Dr with the two additive alternates of (1) full depth reconstruction on a portion of 2nd St and a portion of 4th St and (2) reconfigure a portion of the Mallard Cycle Track from Carlos G Parker to North Dr.

Two change orders have been approved and added to the scope of this project. The first change order facilitated the install of 16" sewer line across Lake Drive at Tammi Ln to the scope, incurring \$27,161.68 of project cost. The second change order was for the redesign of the pavement striping along Mallard Ln in accordance to community feedback, incurring \$215,710.46 of project cost. Total remaining contingency and credits from scope reduction for

this project is \$183,692.65.

A third and final change order is proposed for this project to remedy the seal coat issue on 2nd St and 4th St. The additional scope includes 1" thin overlay mix (TOM) on portions 4th St and a 1.0" thin overlay mix on 2nd St between Main St and Davis St. This change order is \$250,000.00 and includes credit back from the contractor on paving materials from the sealcoat installation.

2025 Street Maintenance

City Council authorized task order 67 for the design of the 2025 street maintenance project. This is a capital improvements project and improvements include pavement repairs such as HMA milling /overlay, base repairs, microsurfacing, and/or crack sealing along Davis St from 2nd to T.H. Johnson Dr. Additional work may include pavement markings, signing, curb and gutter repair, and curb ramps and sidewalks as required for ADA compliance.

HDR is presenting Council with three striping configurations for Davis St. Option 1 is to match existing (no centerline striping). Option 2 is to provide centerline striping, which is recommended along neighborhood avenues such as Davis St. This option is not indicative of traffic calming. Option 3 is to provide centerline striping and shoulders. Lane widths will be a minimum of 10' and shoulders will be 3' – 7' depending on available space. This option provides traffic calming and an option for bicycles to use.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
• Project bond funds were stretched further than originally scoped • Provides a new driving surface on highly utilized city streets • Striping can be used as traffic calming measures in neighborhood streets	• No foreseeable cons

4. RECOMMENDATION

Recommend approval of Change Order #03 for the 1" TOM on 2nd Street and 4th Street. Recommend choosing an option for a pavement configuration along Davis St that aligns with the City's preference.

5. FUNDING SOURCE

2024 Street Maintenance Change Order #03 – 2024 CO Bond Funds
2025 Street Maintenance – 2025 CO Bond Funds

6. TIMELINE

2024 Street Maintenance – Time of Completion for this change order is 40 calendar days after the City approval.

2025 Street Maintenance – Design is in progress, bidding to occur when best bid results can be achieved for the City.

7. OTHER OPTIONS

Reject Change Order #3.

8. ATTACHMENTS

1. Presentation - Street Maintenance Update



24/25 STREET MAINTENANCE PROJECT UPDATE

Jacob Walker, P.E.

May 14th, 2026



ORIGINAL PROJECT OVERVIEW

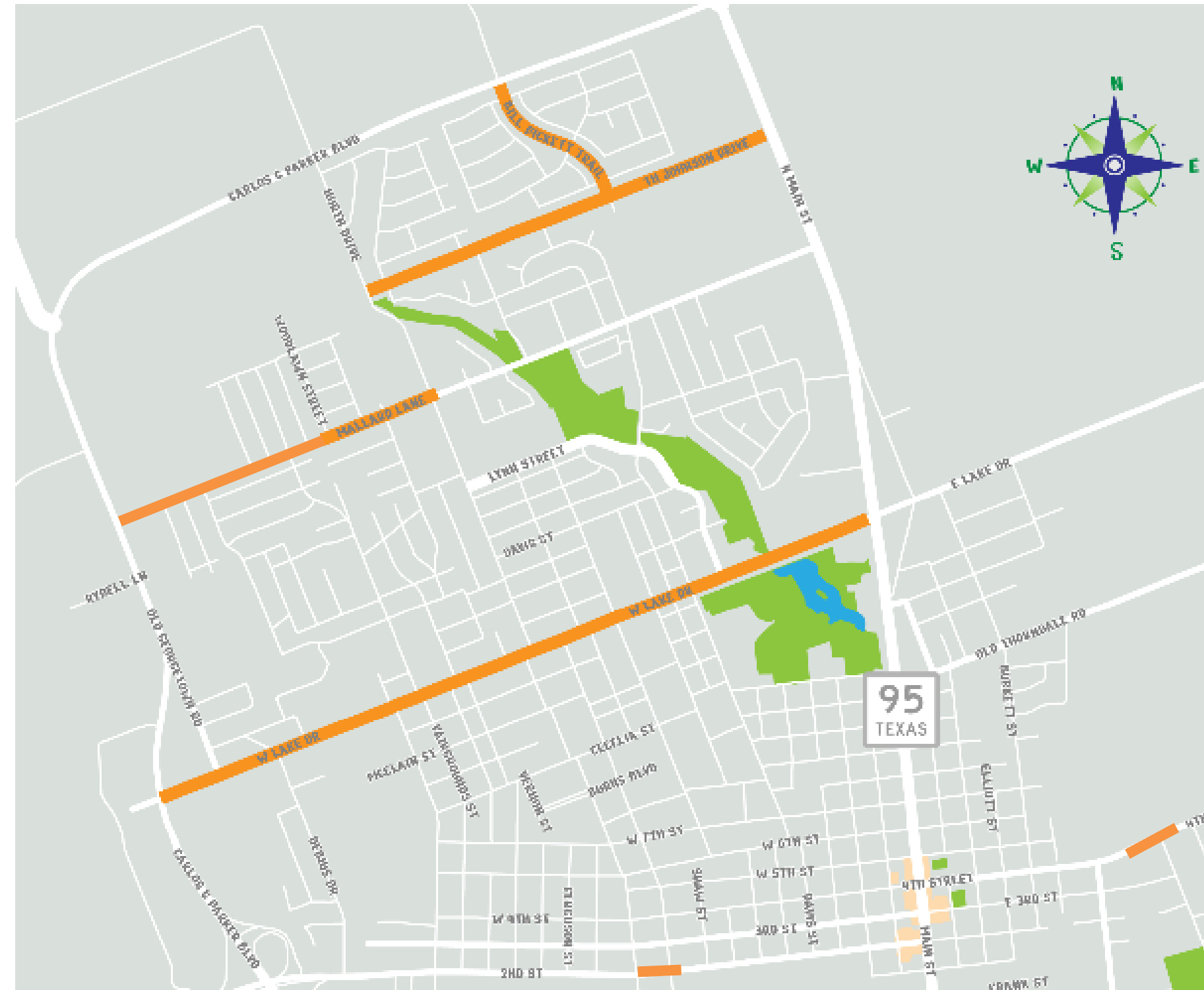
The Taylor Streets Project is funded by the 2024 Infrastructure Bond.

Original Budget: \$2,916,292.56

Awarded Bid: \$2,658,771.54

Four streets are being maintained as part of the project.

- **Bill Pickett Trail – striping only**
(Carlos G. Parker Blvd to TH Johnson Dr)
- **TH Johnson Drive**
(North Dr to Main St)
- **Lake Drive**
(Carlos G. Parker Blvd to Main St)
- **Miscellaneous repairs – 2nd St & 4th St**



ADDITIONAL REQUESTED IMPROVEMENTS

Presented on August 28th council

~~1) Mallard Lane Sidewalk~~

- 5 ft sidewalk on north side of Mallard Ln from North Dr to Cayuga Dr
- ADA curb ramps

2) Mallard Lane Improvement – North Dr to Main St

- Remove existing bicycle track, concrete buttons
- Stripe shoulder in each direction

~~3) East Lake Drive – Main St to Old Grander Rd~~

- Mill & overlay 2” HMA
- Pavement striping

4) Upgrade Surface Treatments of 4th Street & Partial 2nd Street Warranty Items



PROJECT STATUS PROGRESS

STREET	REHABILITATION TYPES	STATUS / PROGRESS
Bill Pickett Trail (Carlos G Parker Blvd to TH Johnson Dr)	Refresh with new pavement marking	Completed August 2025
TH Johnson Drive (North Dr to Main St)	Pavement reclamation, new HMA surface	Completed August 2025
Lake Dr (Carlos G Parker Blvd to Main St)	Pavement reclamation and microsurfacing	Completed October 2025
Mallard Lane (Carlos G Parker Blvd to Main St)	Microsurfacing (surface treatment), restriping	Completed October 2025
Miscellaneous repairs – 2 nd St & 4 th St	Pavement repair	Completed October 2025



TH JOHNSON DRIVE & BILL PICKET TRAIL



(TH Johnson Dr – Looking west at Timber Crest Dr)



(Bill Pickett Trail – Looking north)

MALLARD LANE BICYCLE TRACK REMOVAL



Previous pavement markings and concrete buttons, looking east from North Dr

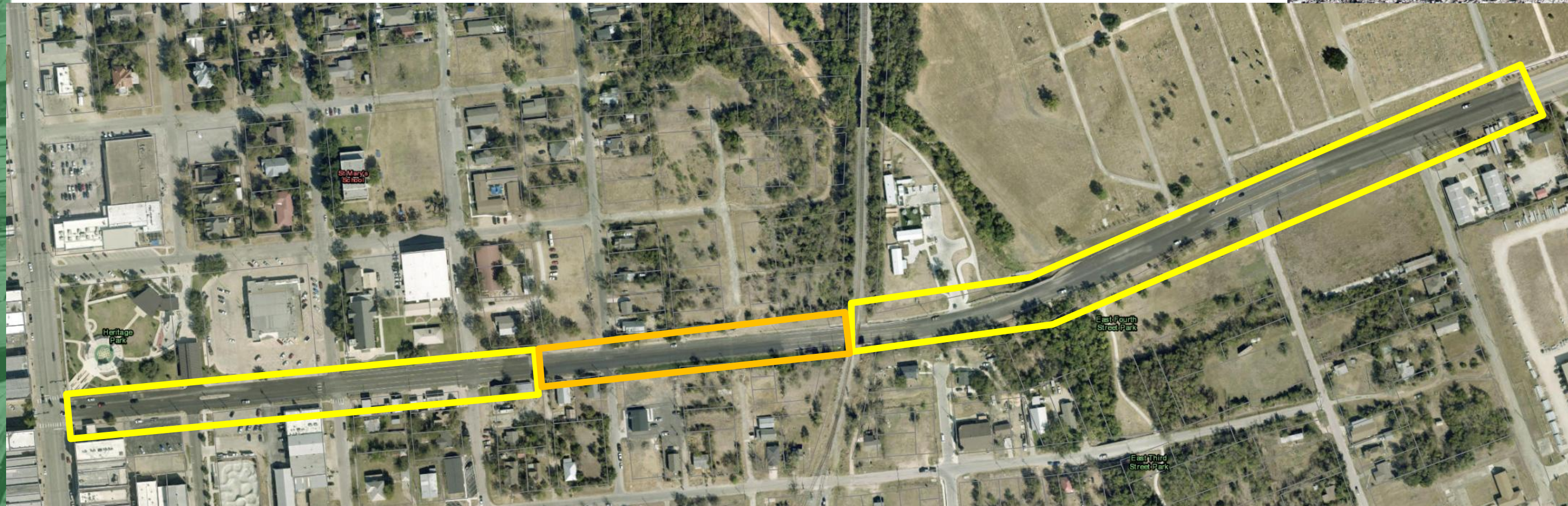
Updated pavement markings, post removal of cycle track



4TH STREET – 1” TOM – WARRANTY ITEM

Poorly performing sealcoat.

- Change Order #3 recommended to remove sealcoat and replace with TOM
- Contractor provided credit for sealcoat materials
- Upgraded Surface Treatment Option & Restriping:
 - Milling and overlay with 1” TOM



2ND STREET – 1” TOM – WARRANTY ITEM

Poorly performing sealcoat in localized areas.

- Change Order #3 recommended to remove sealcoat and replace with TOM
- Contractor provided credit for sealcoat materials
- Upgraded Surface Treatment Option & Restriping: Main St to Davis St
 - Milling and overlay with 1” TOM
 - Ties into 2025 Street Maintenance extents (Davis Street)



CHANGE ORDER #3 - 2ND AND 4TH STREET TOM

1” TOM – 4 th and 2 nd Street (Includes credit from sealcoat)	\$433,692.65	Includes Warranty Credit of \$76,276.32
Project Savings	\$183,692.65	
Final Change Order	\$250,000.00	



PROJECT SUMMARY

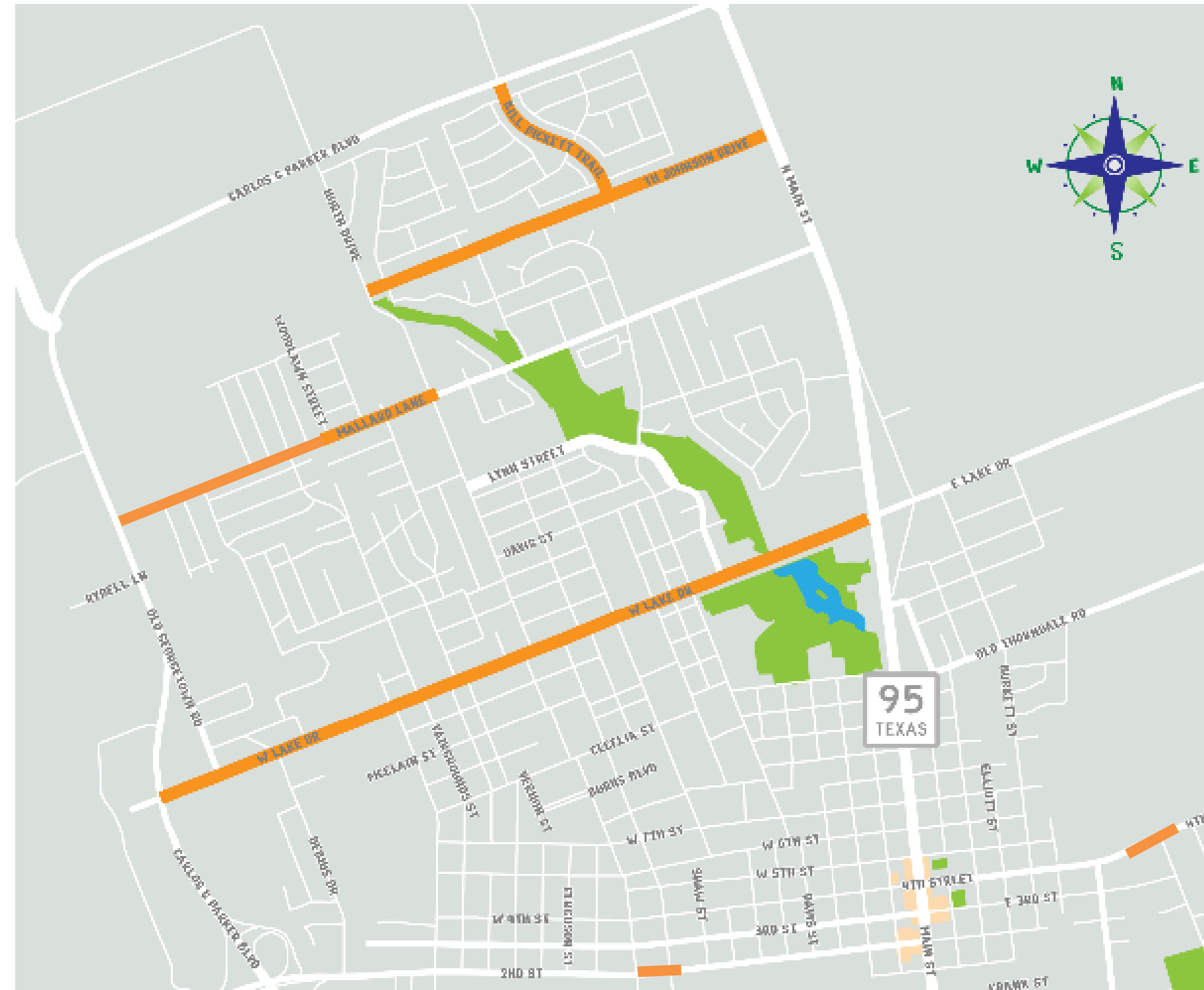
The Taylor Streets Project is funded by the 2024 Infrastructure Bond.

Original Budget: \$2,916,292.56

Awarded Bid: \$2,658,771.54

Four streets are being maintained as part of the project.

- **Bill Pickett Trail – striping only**
(Carlos G. Parker Blvd to TH Johnson Dr)
- **TH Johnson Drive**
(North Dr to Main St)
- **Lake Drive**
(Carlos G. Parker Blvd to Main St)
- **Miscellaneous repairs – 2nd St & 4th St**



FINAL PROJECT OVERVIEW

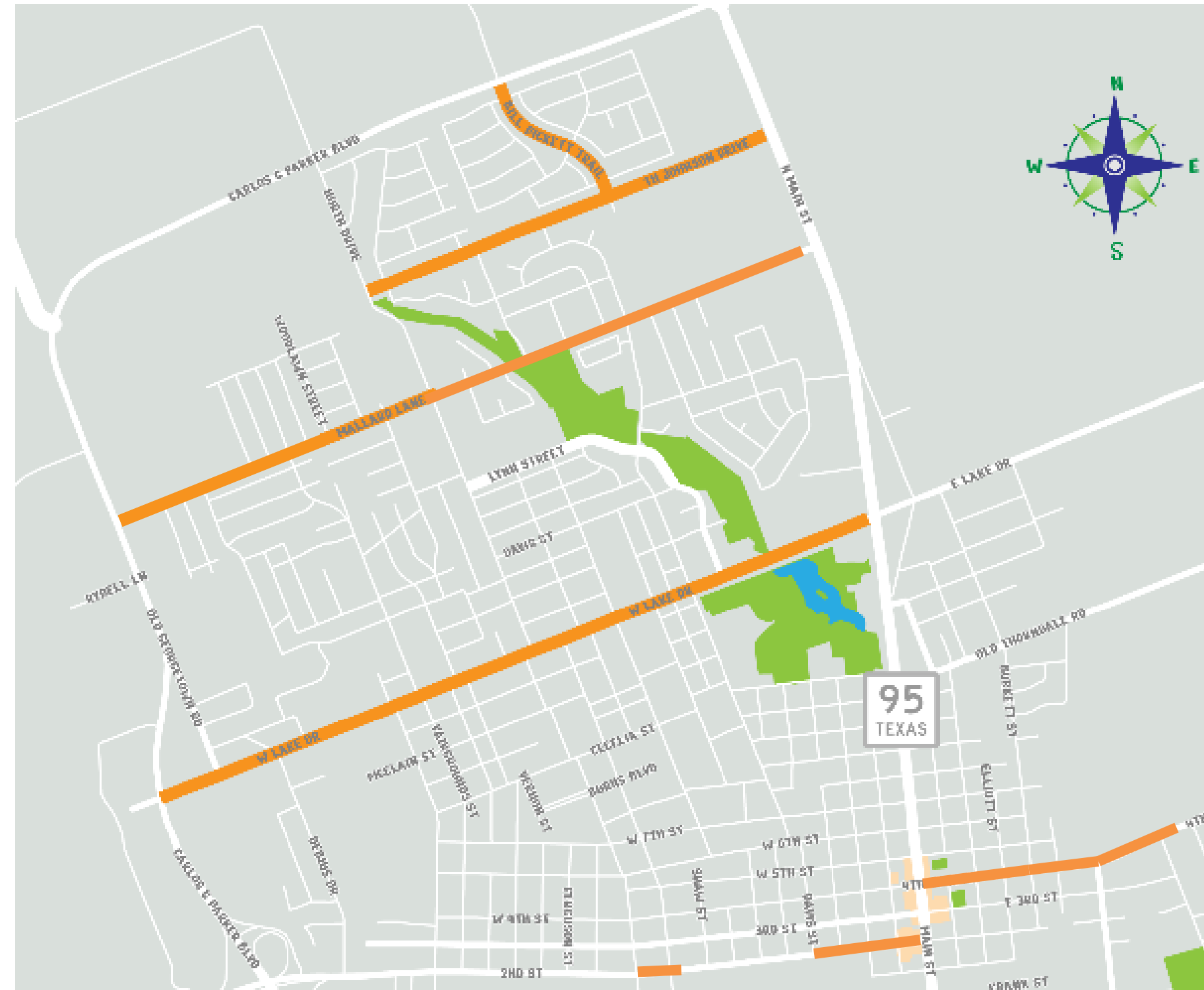
Additional Scope Added

- Tammi Lane Sewer Line
 - \$27,161.68 (Funded through Utility Fund)
- Mallard Restriping
 - \$215,710.46
- 2nd St and 4th St Paving Upgrades
 - \$433,692.65 with Warranty Credit
 - (\$183,692.65 Contingency Savings)
 - \$250,000.00

Awarded Bid: \$2,658,771.54

Total Change Orders: \$492,872.14

Final Costs: \$3,151,643.68



ACTION – 2024 STREET MAINTENANCE

**Discuss and consider acceptance of
Change Order #3 for TOM of 4th St and 2nd St.**



2025 STREET MAINTENANCE

DAVIS STREET



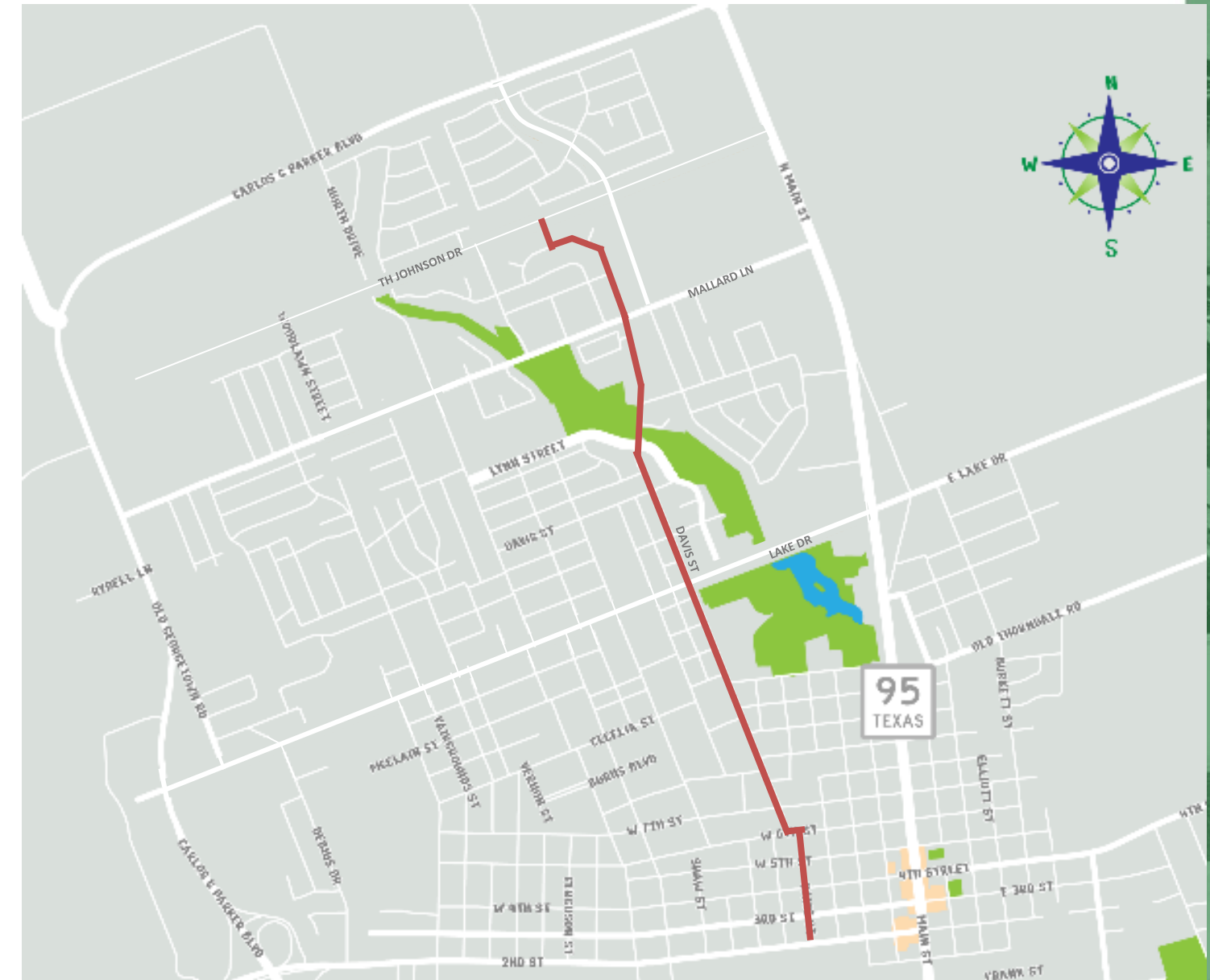
PROJECT BACKGROUND

- Maintenance of Davis Street between 2nd Street and TH Johnson Drive
- Previous Council action
 - Approved \$2.7 million for Davis Street maintenance using bond funding
 - Approved HDR Task Order and Raba Kistner Geotech task order – October 23, 2025



PROJECT OVERVIEW

- Street maintenance improvements along the Davis Street from 2nd Street to TH Johnson Drive (1.9 miles)
- Average OCI score of 67
- Pavement repair and extents of work may include the following based on geotechnical recommendations:
 - Asphalt milling/overlay
 - Base repairs
 - Microsurfacing/Crack sealing
- Additional work may include:
 - Pavement markings and signing
 - Curb and gutter repair
 - Curb ramps and sidewalks as required for ADA compliance
- Finalizing 60% design, upon receipt of final geotechnical recommendations

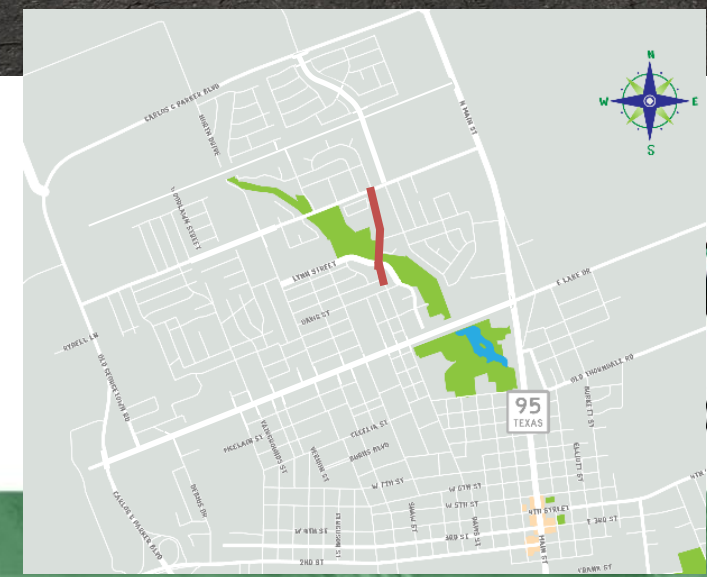
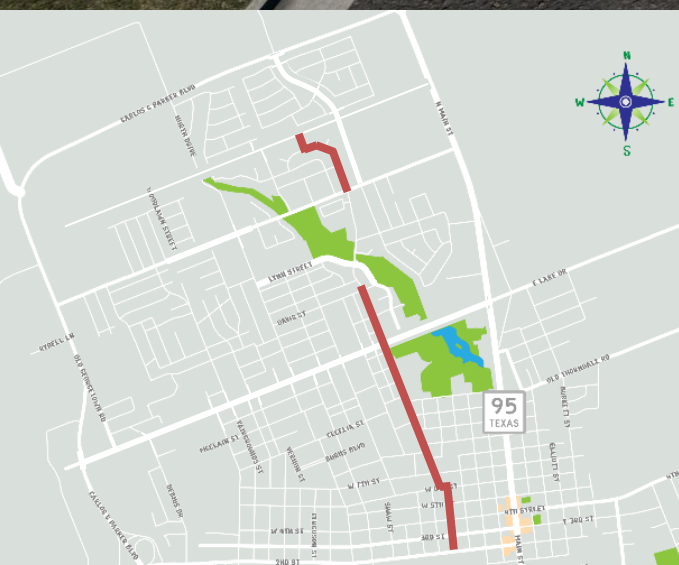


TYPICAL SECTION OPTION 1

Repave existing with no centerline



- Matches existing configuration which is familiar to drivers

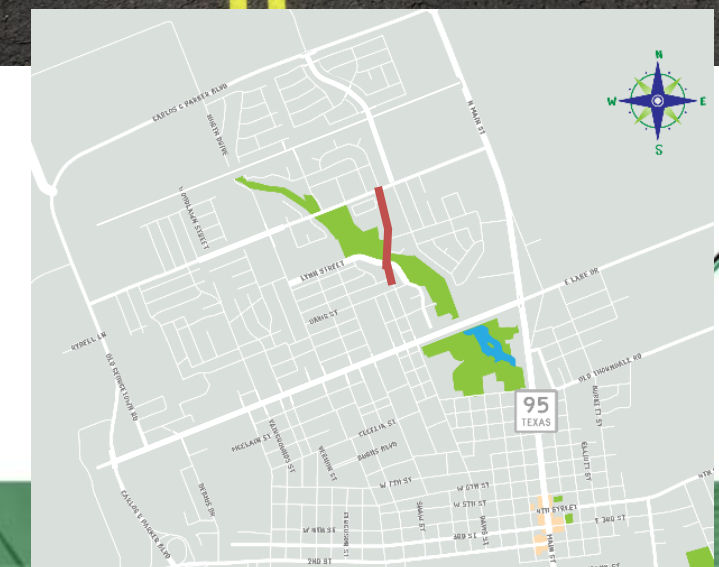
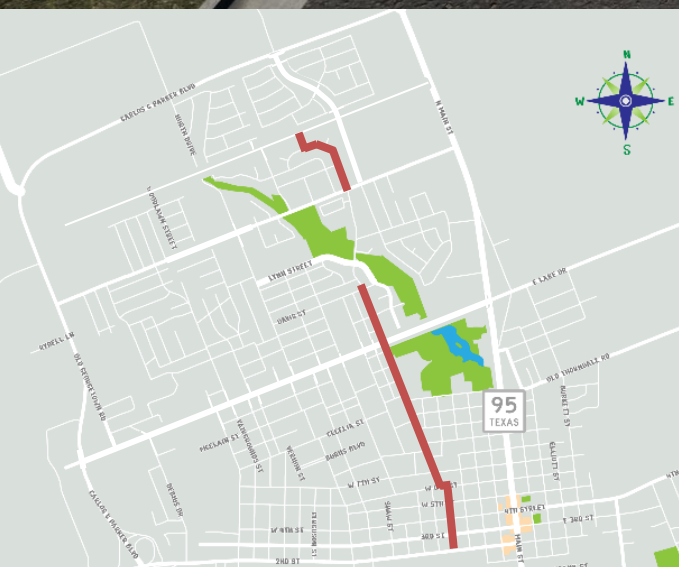


TYPICAL SECTION OPTION 2

Add centerline striping

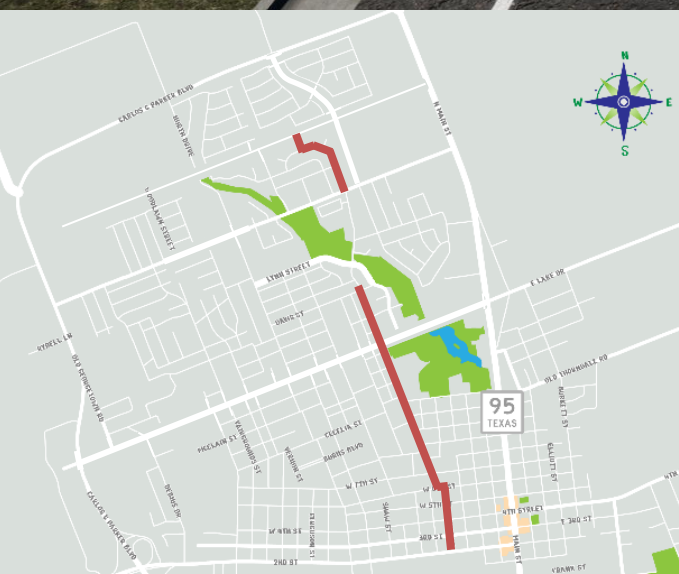


- Centerline separates traffic and is recommended along the neighborhood avenue
- Does not provide traffic calming

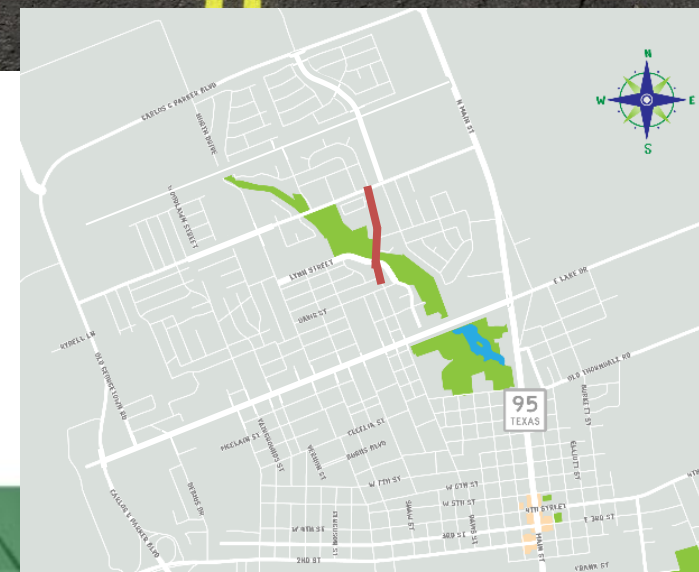


TYPICAL SECTION OPTION 3

Add centerline and shoulder striping



- Centerline separates traffic and is recommended along the neighborhood avenue
- Shoulder striping provides traffic calming
- Bicycles can use shoulder



ACTION – 2025 STREET MAINTENANCE

Discuss striping options and provide direction to design team; Option 1, 2, or 3.





QUESTIONS & THANK YOU!





City Council Meeting May 14, 2026 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure

Agenda Item Number: 7.

Agenda Title: Discussion, consideration, and possible action on the 2026 Street Reclamation and Level up Expansion Program.

Council Action to be Taken: Provide direction and approval for option selected on the 2026 Reclamation and Level up Expansion Program.

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works

1. PURPOSE / DESCRIPTION

The purpose of this item is to present City Council with three options for the 2026 Reclamation and Level up Expansion Program.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In 2019, the City issued Certificates of Obligation(CO) for various projects and of that amount, \$4,370,000 was allocated to the TUF fund for CIP projects. At present, \$1,520,000 remains. The following options are laid out to get direction from Council on how to allocate these funds.

The level up program started in 2018 with a budget of \$600,000, with \$200,000 for materials and \$400,000 for personnel using Transportation User Fee(TUF) funds. Taylor's TUF is charged on utility bills and goes into the Transportation Utility Fund, used exclusively for roadway improvements and maintenance. The average household pays \$8 per month to the TUF.

The Level Up Program is intended to improve ride quality and increase the lifespan of residential streets throughout Taylor. In 2018, 12 segments totaling 4,000 linear feet were completed. In 2026, we will complete 44 segments totaling 17,500 linear feet with a materials budget of \$500,000. The TUF fee currently brings in \$75,000/month or \$900,000 per year and funds a 3-person crew plus materials. Each additional \$110,000 added to the TUF equates to \$1 added to each household's bill each month.

Under the Level up program, the streets are ranked by the Overall Condition Index (OCI) score, which is completed every three-to-five years, and improvements are made based on that list ranking. Using the OCI scores takes the subjectivity out of the street selection.

Option 1

Increasing our materials budget for the existing level-up program from \$500,000 to \$1,000,000 to increase our level up program. We currently anticipate completing 3.125 miles of level up in 25-26. If we doubled that number to 6.25 miles per year, we could cover our 53 miles of Failed to Poor streets once every 8 years. This will include the replacement of our current paving machine with a new larger paving machine.

New Larger Paving Machine	\$640,000
Trade In	\$165,000
New Total	\$475,000

Current Materials Budget	\$500,000
Materials Budget Increase	\$500,000
New Total	\$1,000,000

This option would not raise the TUF fee and would utilize the remaining 2019 CO funds(\$1,520,000) to purchase the new paving machine(\$475,000 after trade in) and fund the material addition for two years(\$500,000 per year)

Option 2

Increasing our materials budget for the existing level up program from \$500,000 to \$750,000. We currently anticipate completing 3.125 miles of level up in 25–26 with the currently budgeted \$500,000. If we increased that number to \$750,000, we would increase the number of level up to 4.69 miles, and we could cover our 53 miles of Failed to Poor streets once every 11 years. Additionally, adding \$250,000 for curb and gutter repair totaling approximately 2,400 LF, completed by Contractors. As well as including the replacement of our current paving machine with a new larger paving machine.

New Larger Paving Machine	\$640,000
Trade In	\$165,000
New Total	\$475,000

Current Material Budget	\$500,000
Materials Budget Increase	\$250,000
Curb and Gutter addition	\$250,000
New Total	\$1,000,000

This option would not raise the TUF fee and would utilize the remaining 2019 CO funds(\$1,520,000) to purchase the new paving machine(\$475,000 after trade in) and fund the material addition for 3 years(\$250,000 per year) and \$250,000 for an additional round of curb and gutter replacement. Regarding curb and gutter replacement, the amount of dollars dedicated to that program could be increased and material funding decreased.

Option 3

Make no changes to our current programs and continue with the existing level-up program as is. This also includes replacing our current paving machine with a new larger paving machine.

New Larger Paving Machine	\$640,000
Trade In	\$165,000
New Total	\$475,000

This option would not raise the TUF fee and would utilize the remaining 2019 CO funds(\$1,520,000) to purchase the new paving machine(\$475,000 after trade in).

Justification for New Paving Machine

The current paving machine has experienced 11 repairs over 3 years at a cost of \$18,924.14, slowing down operations. Due to lack of leveling gauges, the current paving machine must be done by eye, increasing time for operations. A new machine has better ways of adjusting leveling, speeding up operations, which in turn will allow crews to perform work faster and increase performance during operations.

Next Steps to Consider: Dirt and Milling Operation

Adding six employees and equipping them for the dirt and milling operation would cost approximately \$1,805,000 in equipment and \$537,786.26 in personnel. The equipment will be a one-time cost followed by CIP replacement funding. The personnel would be an ongoing cost. This crew would perform the reclamation operation that would mix approximately 4–8 inches of existing materials on the road. Then add the appropriate lime or cement as determined by the testing lab, reshape the subgrade to get ready for the application of 1–2 inches of asphalt. This would be similar to the program we have recently done by contract on Mallard, TH Johnson and West Lake.

This operation takes a significant length of time to complete, possible addition of approximately 10-15 sections to our existing level-up program. With this program, it would increase the life expectancy of these streets by 7–10 years as opposed to the 1–3 years we anticipate for our level-up only program. These 10 – 15 sections would allow us to reclaim approximately 4,000 linear feet per year, about $\frac{3}{4}$ mile per year. This distance would likely increase as the crew gains experience.

2025 Bomag Recycler	\$600,000
2 X 2025 12 yd Dump Trucks	\$320,000
1 2025 Water Truck (additive)	\$160,000
1 used Steel Wheel Roller	\$125,000
1 used Pneumatic Roller	\$125,000
New Larger Paving Machine	\$475,000
	(with trade in)
Total Equipment	\$1,805,000

Dirt Crew		
5 Equipment Operators	\$25-28 Base Pay	\$401,560.10
1 Road Supervisor	\$45-50 Base Pay	\$136,226.16
Total Personnel		\$537,786.26

Total Equipment and Personnel=\$2,342,786.26

Equipment and personnel cost for this future crew would likely raise the TUF Fee and would need to be evaluated at a later date.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
• Pros and cons vary with each option.	

4. RECOMMENDATION

Option 2

5. FUNDING SOURCE

TUF Fund (210.) Existing fund reserves in the amount of \$1,520,000 can be used for the cost of 1x expenditures. The additional ongoing personnel and/or operating costs would require an increase in the TUF fee

6. TIMELINE

N/A

7. OTHER OPTIONS

Select one of the other options or maintain the Level Up program as is

8. ATTACHMENTS

1. Presentation - 2026 Reclamation and Level up Expansion Program



2026 Reclamation and Level up Expansion Program

Jim Gray, Director of Public Works



WHY ARE WE HERE?

- In 2019, the City issued Certificates of Obligation for various projects and of that amount, \$4,370,000 was allocated to the Transportation User Fee(TUF) fund for CIP projects. At present, \$1,520,000 remains. The following options are laid out to get direction from Council on how to allocate these funds.



TRANSPORTATION USER FEE (TUF) FUND

- Taylor's TUF is charged on utility bills and goes into the Transportation Utility Fund, used exclusively for roadway improvements and maintenance
- In 2018 the TUF fund priority was shifted from CIP projects to create the Level Up program.



TRANSPORTATION USER FEE (TUF) FUND

- The average household pays \$8 per month to the TUF
- The TUF fee currently brings in \$75,000/month or \$900,000 per year and funds a 3-person crew plus materials.
- Each additional \$110,000 added to the TUF equates to \$1 added to each households bill each month.



LEVEL UP PROGRAM

- The level up program started in 2018 with a budget of \$600,000, with \$200,000 for materials and \$400,000 for personnel using TUF funds.
- In 2018, 12 segments totaling 4,000 linear feet were completed.
- In 2026 we will complete 44 segments totaling 16,500 linear feet with a materials budget of \$500,000.
- Streets are ranked through the Overall Condition Index (OCI) scores and improvements are made based on that list ranking



OPTION 1 - LEVEL UP PROGRAM

- Increasing our materials budget for the existing level up program from \$500,000 to \$1,000,000
- Doubling the number of miles per year(3.125 to 6.25)
- Replacement of our current paving machine with a new larger paving machine for better performance during operations



OPTION 1- FUNDING

- This option would not raise the TUF fee and would utilize the remaining 2019 CO funds(\$1,520,000) to purchase the new paving machine(\$475,000 after trade in) and fund the material addition for two years(\$500,000 per year)



OPTION 2 - LEVEL UP & CURB AND GUTTER

- Increasing our materials budget for the existing level up program from \$500,000 to \$750,000
- Increase level up miles from 3.125 miles to 4.69 miles
- Addition of \$250,000 for curb and gutter repair totaling approximately 2,400 LF
- Replace paving machine



OPTION 2-FUNDING

- This option would not raise the monthly TUF fee and would utilize the remaining 2019 CO funds(\$1,520,000) to purchase the new paving machine(\$475,000 after trade in) and fund the material addition for 3 years(\$250,000 per year) and \$250,000 for an additional round of curb and gutter replacement.
- Regarding curb and gutter replacement, the amount of dollars dedicated to that program could be increased and material funding decreased.



OPTION 3

- Make no changes to our current programs and continue with the existing level up program as is
- Replacement of our current paving machine with a new larger paving machine



OPTION 3 -FUNDING

- This option would not raise the TUF fee and would utilize the remaining 2019 CO funds(\$1,520,000) to purchase the new paving machine(\$475,000 after trade in).



WHAT'S NEXT? -FUTURE DIRT AND MILLING CREW

- Six employees and equipping them for the dirt and milling operation will cost approximately \$1,805,000 in equipment and \$537,786.26 in personnel
- Addition of approximately 10- 15 sections to our existing level up program
- These 10 – 15 sections would allow us to reclaim approximately 4,000 linear feet per year about $\frac{3}{4}$ mile per year



EQUIPMENT COST

Equipment	
2025 Bomag Recycler	\$600,000
2 X 2025 12 yd Dump Trucks	\$320,000
1 2025 Water Truck (additive)	\$160,000
1 used Steel Wheel Roller	\$125,000
1 used Pneumatic Roller	\$125,000
New Larger Paving Machine	\$475,000
Total Cost	\$1,805,000



EMPLOYEE COST

5 Equipment Operators	\$25-28 Base Pay	\$401,560.10
1 Road Supervisor	\$45-50 Base Pay	\$136,226.16
Total Personnel Cost		\$537,786.26
Total Equipment and Personnel		\$2,342,786.26

FUNDING FOR FUTURE CREW AND EQUIPMENT

- Equipment and personnel cost for this future crew would likely raise the TUF Fee and would need to be evaluated at a later date.



Questions?





**City Council Meeting
May 14, 2026
Transmittal Letter**

STRATEGIC PILLAR

Agenda Item Number: 8.

Agenda Title: Discussion, consideration, and possible action on Resolution R26-14, regarding the submission of a grant application to the Texas Department of Motor Vehicle Crime Prevention Authority.

Council Action to be Taken: Consideration of approval of resolution authorizing the Police Department to seek FY27 Motor Vehicle Crime Prevention Authority Grant.

Department Submitted: Police Department

Staff Contact: Joseph Chacon, Chief of Police

1. PURPOSE / DESCRIPTION

The grant would provide funding for equipment and training to prevent motor vehicle-related crime. Grant requires a 20% City match.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This grant has been in place for over 30 years, but Taylor PD has not previously applied for it. The grant would be very beneficial in obtaining needed equipment that would help prevent/deter/investigate motor vehicle-related crime.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Acquire equipment needed to prevent motor vehicle related crime • Increase officer capability and safety • Increase public awareness • Create new capabilities for the police department (drones, improved speed	• 20% match currently unfunded • Competitive grant; may not be approved • Public misconception around ALPR technology

trailer)	
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4. RECOMMENDATION

Staff recommendation to approve the resolution.

5. FUNDING SOURCE

FY 2027. 80% Grant Funds (\$65,142) / 20% Local Match (\$16,286).

6. TIMELINE

The grant deadline was May 8th, but Taylor PD sought and received approval to submit this resolution after the deadline. The MVCPA will be reviewing all applications, and will make funding decisions in the late summer for FY27.

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. Resolution - MVCPA
2. Presentation - MVCPA Grant Resolution Request

RESOLUTION R26-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO TEXAS DEPARTMENT OF MOTOR VEHICLE (TX DMV) MOTOR VEHICLE CRIME PREVENTION AUTHORITY (MVCPA), AND IF AWARDED ACCEPT THE FUNDING FOR THE PROJECT OF MOTOR VEHICLE CRIME PREVENTION AND AUTHORIZING THE CHIEF OF POLICE TO ACT AS THE CITY'S AUTHORIZED GRANT OFFICIAL.

WHEREAS, the City of Taylor is committed to the prevention of motor vehicle theft, motor vehicle parts theft—particularly catalytic converter theft—and other forms of crime involving motor vehicles; and

WHEREAS, under the provisions of the Texas Transportation Code, Chapter 1006, and Texas Administrative Code, Title 43, Part 3, Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement taskforces and agencies for economic motor vehicle theft, including catalytic converter theft; and

WHEREAS, this grant program will assist this jurisdiction to combat catalytic converter theft; and

WHEREAS, the City of Taylor has agreed that in the event of loss or misuse of the grant funds, the City of Taylor agrees and assures that the grant funds will be returned in full to the Motor Vehicle Crime Prevention Authority; and

WHEREAS, the Taylor City Council is committed to provide all applicable matching funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS:

Section 1. That Chief of Police Joseph Chacon is designated as the authorized official to apply for, accept, decline, modify, or cancel the grant application for the Motor Vehicle Crime Prevention Authority Grant Program, and to execute all necessary documents related to the acceptance of said grant.

Section 2. That Assistant City Manager Tyler Bybee is designated as the Program Director and Support Services Manager Claudia Parisella is designated as the Financial Officer for this grant.

Passed and approved this _____ day of _____ 2026.

, Mayor

ATTEST:

Lucy Aldrich, City Clerk



Motor Vehicle Crime Prevention Authority – Request for Grant Resolution

Joseph Chacon, Chief of Police



MVCPA Grant Request

- Requesting approval of a resolution to seek the MVCPA Grant
- Seeking funding from the TX Department of Motor Vehicles – Motor Vehicle Crime Prevention Authority
- Annual Grant awarded to entities to prevent motor vehicle related crime



MVCPA Grant Request

- Grant is funded by a \$5 fee collected on every motor vehicle insurance policy in Texas; a portion goes to the MVCPA
- Texas Comptroller collects the fee, and it is administered by the MVCPA to fund efforts in combatting motor vehicle related crime



MVCPA Grant Request

- Grant focus in recent years has been on the prevention of catalytic converter theft
- It is this aspect of the grant that Taylor PD will seek grant funding
- A City Council Resolution is required, indicating that all requirements of the grant will be honored by the City



MVCPA Grant Request

- Grant will fund 80% of approved requested items, with a 20% City match
- Taylor PD will be requesting four (4) specific items as part of the grant request



MVCPA Grant Request

Camera Equipment

- High Resolution photo/video
- Motor vehicle crime scene documentation
- Ability to capture interviews
- Public Service Announcements
- Improved public messaging



MVCPA Grant Request

Unmanned Aerial Systems (UAS) - Drones

- Enhance public safety and situational awareness
- Reduce risk to officers and the public
- Thermal imaging, real time video transmission
- Search and rescue; large events; crime scene documentation



MVCPA Grant Request

Mobile Speed Trailer / Automated License Plate Reader (ALPR)



- Traffic calming / driver notification of speed
- Real time investigative capability
- Alert generation for stolen/wanted vehicles
- Technology is the same as what has already been deployed with the same safeguards in place to prevent system abuse

MVCPA Grant Request

Activation of LPR technology in Axon Fleet cameras

- Axon Fleet cameras already owned and installed in Taylor PD patrol vehicles
- Activation of LPR technology to create mobile LPRs in our vehicles
- Real time alerts for stolen/wanted vehicles
- Improved efficiency and reduced officer distraction
- Expansion of current ALPR system, with the same safeguards in place to prevent system abuse



MVCPA Grant Request

- Breakdown of grant related costs
 - Camera and equipment \$838.00
 - Drones and training \$8,000.00
 - Portable Speed Trailer \$20,790.00
 - Axon Fleet LPR technology \$51,800.00
 - Total \$81,428.00
- Required City Match \$16,286.00



MVCPA Grant Request

- Grant Deadline was May 8th, 2026
- A deadline extension was granted by the MVCPA to allow for the council resolution to be submitted



Questions?





City Council Meeting May 14, 2026 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure

Agenda Item Number: 9.

Agenda Title: Discussion, consideration, and possible action on awarding Bid No. 2026-9 to Arguijo Corporation for the Wastewater Line Extension Project and authorizing the City Manager, or designee, to execute the contract.

Council Action to be Taken: Approval of award of the construction contract to Arguijo Corporation and authorization for the City Manager, or the city Manager's authorized representative, to enter into a contract.

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works
Troy St. Tours

1. PURPOSE / DESCRIPTION

This item refers to executing the construction contract for installing a new 18-inch PVC gravity sewer line southeast of Carlos G. Parker Blvd. that extends from the City's existing 42" interceptor to east of FM 112.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

There is impending and continued development anticipated on the southeast side of Taylor, which is an area that currently does not have wastewater collection system infrastructure. The new 18-inch sewer line will extend sewer service to support growth on the southeast side of the City, including the iMarket development that is currently under construction.

The Wastewater Line Extension for Taylor E.D.C. base bid items generally include:

- Installation of approximately 1,153 linear feet (LF) of 18-inch PVC gravity sewer main and appurtenances. The sewer line will connect to the existing 42" wastewater interceptor north of the Mustang Creek Wastewater Treatment Plant and extend to the northeast across FM 112.

Construction bid documents were prepared for this project and advertised for bids on April 12, 2026. Bids were opened on May 5, 2026. Fifteen bids were received with bid totals ranging from \$550,000.00 to \$1,032,651.40. The bid items include a 10% Owner's Contingency to cover

additional work that may be needed beyond the initial scope. Unused Owner's Contingency will be credited back to the City. The detailed bid tab is included for reference. The total low bid amount is within the funds that were allocated for the project.

The apparent low bidder is Arguijo Corporation. Reference checks were conducted, and positive feedback was provided by references stating they would work with the contractor again.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
• The project extends sewer service to an area that currently does not have sewer infrastructure. • The project will provide service to impending and anticipated development. • The low bid is within the allocated funds.	• Capital Costs

4. RECOMMENDATION

The recommendation is for the City of Taylor accept the total base bid from Arguijo Corporation in the amount of \$550,000.00, and to authorize the City Manager, or authorized representative, to enter into a contract with Arguijo Corporation. The Recommendation to Award Letter is attached for reference.

5. FUNDING SOURCE

Reimbursement from the Taylor Economic Development Corporation.

6. TIMELINE

The anticipated timeframe for final completion of the Wastewater Line Extension for Taylor E.D.C. is 165 days after notice to proceed.

7. OTHER OPTIONS

Reject the bids.

8. ATTACHMENTS

1. Recommendation to Award Wastewater Line Extension Project
2. Presentation - Wastewater Line Extension for Taylor EDC



May 7, 2026
Mr. Jim Gray, Public Works Director
City of Taylor
400 Porter Street,
Taylor, Texas
Via email to: Jim.Gray@taylortx.gov

RE: Wastewater Line Extension for Taylor E.D.C.
Recommendation to Award Construction Contract

Dear Mr. Gray:

On May 5, 2026, HDR Engineering assisted the City of Taylor (the City) in opening bids for the above referenced project. The bids included Base Bid items for the installation of approximately 1,153 linear feet (LF) of 18-inch PVC gravity sewer main.

Fifteen responsive bid proposals were submitted for constructing the project, with total Base Bid prices ranging from \$550,000.00 to \$1,032,651.40. A detailed Bid Tabulation is enclosed for your review. The bids include a 10% contingency. Based on our review of the bids submitted, Arguijo Corporation of Odessa, Texas, with a local office in West Lake Hills, is the apparent low bidder for the Base Bid items. The low bid total amount is within the planned budget and will be reimbursed by the Taylor Economic Corporation.

A reference check was performed on Arguijo Corporation via a telephone poll of owners and engineers for similar projects the contractor has worked on in Texas over the past several years. The overall impression from the references we spoke with was that Arguijo Corporation provides quality work in a timely and professional manner, and that all would work with them again. Additionally, the company appears to have a solid financial condition.

Arguijo Corporation plans for Mr. Ross A. Wagliardo to be the construction project manager and for Mr. Charles R. Manning to be the construction superintendent. These individuals have municipal sewer line and utility construction experience. Based on the information presented, and the project need and budget, HDR recommends the City accept the Base Bid items of Arguijo Corporation for a total of \$550,000.00. We will prepare the Notice of Award Letter and other contract documents to be forwarded to Arguijo Corporation, if the City of Taylor concurs with this recommendation.

Sincerely,
HDR Engineering, Inc.

Troy St. Tours, P.E.
Project Manager

Enclosure: Detailed Bid Tabulation



Bidder				Arguijo		K & R Flanigan		Patin Construction		CivCon		Mills Construction	
	Acknowledgement of Addenda 01 & 02			✓		✓		Acknowledged AD 01 only		✓		✓	
	Bid Security			✓		✓		✓		✓		✓	
	Qualifications Statement Section 00 45 13			✓		✓		✓		✓		✓	
	Vendor Compliance to State Law Section 00 45 46			✓		✓		✓		✓		✓	
	Identification of Proposed Subcontractors			✓		✓				✓			
	Identification of Proposed Suppliers			✓		✓				✓			
	Evidence of Authority to do Business in the State of Texas			✓						✓		✓	
	City of Taylor Information Sheet			✓		✓		✓		✓		✓	
	Contract & Purchasing Rider			✓		✓		✓		✓		✓	
	Form 1295 and Conflict of Interest SB 13 & SB 19			✓		✓				✓		✓	
	W9 Form			✓		✓		✓		✓		✓	
BASE BID ITEMS													
Bid item #	Description	Quantity	Units	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization and Demobilization	1	LS	\$ 16,508.63	\$ 16,508.63	\$ 29,074.00	\$ 29,074.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
2	Staging Area Installation and Restoration to Original Conditions	1	EA	\$ 1,140.02	\$ 1,140.02	\$ 4,188.00	\$ 4,188.00	\$ 17,000.00	\$ 17,000.00	\$ 16,700.00	\$ 16,700.00	\$ 2,500.00	\$ 2,500.00
3	Erosion and Sediment Control	1,377	LF	\$ 6.97	\$ 9,597.69	\$ 3.30	\$ 4,544.10	\$ 5.00	\$ 6,885.00	\$ 3.30	\$ 4,544.10	\$ 3.15	\$ 4,337.55
4	Seeding and Site Restoration	0.9	AC	\$ 2,928.20	\$ 2,635.38	\$ 10,278.00	\$ 9,250.20	\$ 5,000.00	\$ 4,500.00	\$ 9,500.00	\$ 8,550.00	\$ 7,500.00	\$ 6,750.00
5	Barricades, Signs and Traffic Handling	1	LS	\$ 4,438.50	\$ 4,438.50	\$ 5,366.00	\$ 5,366.00	\$ 10,000.00	\$ 10,000.00	\$ 30,000.00	\$ 30,000.00	\$ 13,500.00	\$ 13,500.00
6	Stabilized Construction Entrance	2	EA	\$ 2,227.50	\$ 4,455.00	\$ 2,826.00	\$ 5,652.00	\$ 2,000.00	\$ 4,000.00	\$ 6,300.00	\$ 12,600.00	\$ 2,500.00	\$ 5,000.00
7	Clearing and Grubbing	0.9	AC	\$ 4,557.47	\$ 4,101.72	\$ 9,249.00	\$ 8,324.10	\$ 2,500.00	\$ 2,250.00	\$ 8,200.00	\$ 7,380.00	\$ 11,500.00	\$ 10,350.00
8	Trench Excavation Safety Protection, up to 20 feet deep	984	LF	\$ 5.50	\$ 5,412.00	\$ 5.20	\$ 5,116.80	\$ 10.00	\$ 9,840.00	\$ 4.00	\$ 3,936.00	\$ 7.00	\$ 6,888.00
9	Buried Gravity Sewer, 18-Inch Diameter, AWWA C900 DR 25 PVC, within 30" Jack and Bore, Bell-and-Spigot Joint, All Depths, Not Including Casing Pipe	169	LF	\$ 152.77	\$ 25,818.13	\$ 107.60	\$ 18,184.40	\$ 750.00	\$ 126,750.00	\$ 85.00	\$ 14,365.00	\$ 500.00	\$ 84,500.00
10	Encasement Pipe, 30-Inch Diameter, Type Steel, Min. 1/2" Thickness, ASTM A134, Installed via Jack And Bore	169	LF	\$ 921.94	\$ 155,807.86	\$ 775.00	\$ 130,975.00	\$ 500.00	\$ 84,500.00	\$ 872.00	\$ 147,368.00	\$ 525.00	\$ 88,725.00
11	Buried Gravity Sewer, 18-Inch Diameter, AWWA C900 DR 25 PVC, Bell-and-Spigot Joint, 10 to 15 FT Deep	649	LF	\$ 127.44	\$ 82,708.56	\$ 122.90	\$ 79,762.10	\$ 125.00	\$ 81,125.00	\$ 146.00	\$ 94,754.00	\$ 175.00	\$ 113,575.00
12	Buried Gravity Sewer, 18-Inch Diameter, AWWA C900 DR 25 PVC, Bell-and-Spigot Joint, 15 to 20 FT Deep	166	LF	\$ 110.01	\$ 18,261.66	\$ 138.70	\$ 23,024.20	\$ 150.00	\$ 24,900.00	\$ 127.00	\$ 21,082.00	\$ 175.00	\$ 29,050.00
13	Standard Pre-Cast Manhole W/ Pre-Cast Base, 48-Inch Diameter, 8 Ft Deep	5	EA	\$ 10,229.87	\$ 51,149.35	\$ 11,198.00	\$ 55,990.00	\$ 7,500.00	\$ 37,500.00	\$ 10,700.00	\$ 53,500.00	\$ 9,500.00	\$ 47,500.00
14	Sanitary Sewer Manhole, 48-Inch Diameter, Extra Depth	30	VF	\$ 372.38	\$ 11,171.40	\$ 550.00	\$ 16,500.00	\$ 500.00	\$ 15,000.00	\$ 700.00	\$ 21,000.00	\$ 400.00	\$ 12,000.00
15	Standard Pre-Cast Manhole W/ Pre-Cast Base, 60-Inch Diameter, 8 Ft Deep	1	EA	\$ 12,744.62	\$ 12,744.62	\$ 16,075.00	\$ 16,075.00	\$ 12,500.00	\$ 12,500.00	\$ 13,715.00	\$ 13,715.00	\$ 17,500.00	\$ 17,500.00
16	Sanitary Sewer Manhole, 60-Inch Diameter, Extra Depth	7	VF	\$ 881.35	\$ 6,169.45	\$ 702.00	\$ 4,914.00	\$ 1,000.00	\$ 7,000.00	\$ 1,275.00	\$ 8,925.00	\$ 750.00	\$ 5,250.00
17	Air Vent for Vented Manhole	2	EA	\$ 7,440.15	\$ 14,880.30	\$ 6,553.00	\$ 13,106.00	\$ 5,000.00	\$ 10,000.00	\$ 14,500.00	\$ 29,000.00	\$ 7,500.00	\$ 15,000.00
18	Connection to Existing Wastewater Collection System - 42"	1	LS	\$ 16,196.78	\$ 16,196.78	\$ 13,362.00	\$ 13,362.00	\$ 5,000.00	\$ 5,000.00	\$ 4,430.00	\$ 4,430.00	\$ 15,000.00	\$ 15,000.00
19	Connection to Existing Wastewater Collection System - 10"	1	LS	\$ 6,899.25	\$ 6,899.25	\$ 12,599.00	\$ 12,599.00	\$ 5,000.00	\$ 5,000.00	\$ 2,800.00	\$ 2,800.00	\$ 5,000.00	\$ 5,000.00
20	Bypass Pumping and Plugging	1	LS	\$ 43,606.20	\$ 43,606.20	\$ 47,392.00	\$ 47,392.00	\$ 50,000.00	\$ 50,000.00	\$ 43,500.00	\$ 43,500.00	\$ 51,000.00	\$ 51,000.00
21	Storm Water Pollution Prevention Plan (SWPPP)	1	LS	\$ 3,300.00	\$ 3,300.00	\$ 2,025.00	\$ 2,025.00	\$ 5,000.00	\$ 5,000.00	\$ 1,800.00	\$ 1,800.00	\$ 4,000.00	\$ 4,000.00
22	Chain Link Fence Repair	35	LF	\$ 38.50	\$ 1,347.50	\$ 53.00	\$ 1,855.00	\$ 224.00	\$ 7,840.00	\$ 75.00	\$ 2,625.00	\$ 225.00	\$ 7,875.00
23	Gate Installation	1	EA	\$ 1,650.00	\$ 1,650.00	\$ 5,962.00	\$ 5,962.00	\$ 3,000.00	\$ 3,000.00	\$ 2,800.00	\$ 2,800.00	\$ 3,200.00	\$ 3,200.00
SUBTOTAL BASE BID (SUM OF ITEMS 1-23)					\$ 500,000.00		\$ 513,240.90		\$ 554,590.00		\$ 570,374.10		\$ 573,500.55
OWNER'S CONTINGENCY (10% OF SUBTOTAL)					\$ 50,000.00		\$ 51,324.09		\$ 55,459.00		\$ 57,037.41		\$ 57,350.06
TOTAL BASE BID					\$ 550,000.00		\$ 564,564.99		\$ 610,049.00		\$ 627,411.51		\$ 630,850.61



	Bidder	Black Rock Construction		Joe Bland		Guerra Underground, LLC		Cedar Hills Construction, LLC		Bell Contractors, Inc.			
	Acknowledgement of Addenda 01 & 02	✓		✓		✓		✓		✓			
	Bid Security	✓		✓		✓		✓		✓			
	Qualifications Statement Section 00 45 13	✓		✓		✓		✓		✓			
	Vendor Compliance to State Law Section 00 45 46	✓		✓		✓		✓		✓			
	Identification of Proposed Subcontractors	✓		✓		✓		✓		✓			
	Identification of Proposed Suppliers	✓		✓		✓		✓		✓			
	Evidence of Authority to do Business in the State of Texas	✓				✓				✓			
	City of Taylor Information Sheet	✓		✓		✓		✓		✓			
	Contract & Purchasing Rider	✓		✓		✓				✓			
	Form 1295 and Conflict of Interest SB 13 & SB 19	✓		✓		✓				✓			
W9 Form	✓				✓				✓				
BASE BID ITEMS													
Bid item #	Description	Quantity	Units	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization and Demobilization	1	LS	\$ 26,760.00	\$ 26,760.00	\$ 37,500.00	\$ 37,500.00	\$ 31,993.00	\$ 31,993.00	\$ 36,032.00	\$ 36,032.00	\$ 34,522.35	\$ 34,522.35
2	Staging Area Installation and Restoration to Original Conditions	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 6,500.00	\$ 6,500.00	\$ 7,520.03	\$ 7,520.03	\$ 13,871.00	\$ 13,871.00	\$ 6,325.00	\$ 6,325.00
3	Erosion and Sediment Control	1,377	LF	\$ 3.50	\$ 4,819.50	\$ 5.00	\$ 6,885.00	\$ 6.58	\$ 9,060.66	\$ 6.00	\$ 8,262.00	\$ 5.18	\$ 7,132.86
4	Seeding and Site Restoration	0.9	AC	\$ 5,575.00	\$ 5,017.50	\$ 5,500.00	\$ 4,950.00	\$ 4,556.05	\$ 4,100.45	\$ 5,635.00	\$ 5,071.50	\$ 6,900.00	\$ 6,210.00
5	Barricades, Signs and Traffic Handling	1	LS	\$ 5,575.00	\$ 5,575.00	\$ 11,500.00	\$ 11,500.00	\$ 25,993.82	\$ 25,993.82	\$ 48,763.00	\$ 48,763.00	\$ 21,541.93	\$ 21,541.93
6	Stabilized Construction Entrance	2	EA	\$ 3,000.00	\$ 6,000.00	\$ 3,500.00	\$ 7,000.00	\$ 3,593.06	\$ 7,186.12	\$ 12,173.00	\$ 24,346.00	\$ 4,025.00	\$ 8,050.00
7	Clearing and Grubbing	0.9	AC	\$ 5,500.00	\$ 4,950.00	\$ 10,000.00	\$ 9,000.00	\$ 2,790.01	\$ 2,511.01	\$ 31,783.00	\$ 28,604.70	\$ 10,235.00	\$ 9,211.50
8	Trench Excavation Safety Protection, up to 20 feet deep	984	LF	\$ 4.00	\$ 3,936.00	\$ 5.00	\$ 4,920.00	\$ 16.00	\$ 15,744.00	\$ 1.00	\$ 984.00	\$ 28.13	\$ 27,679.92
9	Buried Gravity Sewer, 18-Inch Diameter, AWWA C900 DR 25 PVC, within 30" Jack and Bore, Bell-and-Spigot Joint, All Depths, Not Including Casing Pipe	169	LF	\$ 80.00	\$ 13,520.00	\$ 925.00	\$ 156,325.00	\$ 136.54	\$ 23,075.26	\$ 178.00	\$ 30,082.00	\$ 158.04	\$ 26,708.76
10	Encasement Pipe, 30-Inch Diameter, Type Steel, Min. 1/2" Thickness, ASTM A134, Installed via Jack And Bore	169	LF	\$ 780.00	\$ 131,820.00	\$ 325.00	\$ 54,925.00	\$ 926.17	\$ 156,522.73	\$ 1,197.00	\$ 202,293.00	\$ 859.12	\$ 145,191.28
11	Buried Gravity Sewer, 18-Inch Diameter, AWWA C900 DR 25 PVC, Bell-and-Spigot Joint, 10 to 15 FT Deep	649	LF	\$ 230.00	\$ 149,270.00	\$ 140.00	\$ 90,860.00	\$ 168.97	\$ 109,661.53	\$ 177.00	\$ 114,873.00	\$ 225.73	\$ 146,498.77
12	Buried Gravity Sewer, 18-Inch Diameter, AWWA C900 DR 25 PVC, Bell-and-Spigot Joint, 15 to 20 FT Deep	166	LF	\$ 255.00	\$ 42,330.00	\$ 175.00	\$ 29,050.00	\$ 171.34	\$ 28,442.44	\$ 271.00	\$ 44,986.00	\$ 255.92	\$ 42,482.72
13	Standard Pre-Cast Manhole W/ Pre-Cast Base, 48-Inch Diameter, 8 Ft Deep	5	EA	\$ 13,560.00	\$ 67,800.00	\$ 11,000.00	\$ 55,000.00	\$ 11,957.66	\$ 59,788.30	\$ 11,134.00	\$ 55,670.00	\$ 15,069.04	\$ 75,345.20
14	Sanitary Sewer Manhole, 48-Inch Diameter, Extra Depth	30	VF	\$ 565.00	\$ 16,950.00	\$ 400.00	\$ 12,000.00	\$ 875.73	\$ 26,271.90	\$ 512.00	\$ 15,360.00	\$ 301.25	\$ 9,037.50
15	Standard Pre-Cast Manhole W/ Pre-Cast Base, 60-Inch Diameter, 8 Ft Deep	1	EA	\$ 14,760.00	\$ 14,760.00	\$ 16,250.00	\$ 16,250.00	\$ 15,565.59	\$ 15,565.59	\$ 14,926.00	\$ 14,926.00	\$ 24,394.29	\$ 24,394.29
16	Sanitary Sewer Manhole, 60-Inch Diameter, Extra Depth	7	VF	\$ 775.00	\$ 5,425.00	\$ 500.00	\$ 3,500.00	\$ 1,079.25	\$ 7,554.75	\$ 718.00	\$ 5,026.00	\$ 444.60	\$ 3,112.20
17	Air Vent for Vented Manhole	2	EA	\$ 6,238.00	\$ 12,476.00	\$ 12,500.00	\$ 25,000.00	\$ 5,839.24	\$ 11,678.48	\$ 6,044.00	\$ 12,088.00	\$ 16,765.34	\$ 33,530.68
18	Connection to Existing Wastewater Collection System - 42"	1	LS	\$ 13,945.00	\$ 13,945.00	\$ 18,500.00	\$ 18,500.00	\$ 4,436.64	\$ 4,436.64	\$ 13,779.00	\$ 13,779.00	\$ 19,375.55	\$ 19,375.55
19	Connection to Existing Wastewater Collection System - 10"	1	LS	\$ 6,525.00	\$ 6,525.00	\$ 10,500.00	\$ 10,500.00	\$ 438.55	\$ 438.55	\$ 11,735.00	\$ 11,735.00	\$ 7,887.13	\$ 7,887.13
20	Bypass Pumping and Plugging	1	LS	\$ 33,450.00	\$ 33,450.00	\$ 50,000.00	\$ 50,000.00	\$ 66,447.00	\$ 66,447.00	\$ 23,452.00	\$ 23,452.00	\$ 43,349.12	\$ 43,349.12
21	Storm Water Pollution Prevention Plan (SWPPP)	1	LS	\$ 2,125.00	\$ 2,125.00	\$ 3,750.00	\$ 3,750.00	\$ 3,076.25	\$ 3,076.25	\$ 5,074.00	\$ 5,074.00	\$ 6,440.00	\$ 6,440.00
22	Chain Link Fence Repair	35	LF	\$ 100.00	\$ 3,500.00	\$ 75.00	\$ 2,625.00	\$ 23.38	\$ 818.30	\$ 59.00	\$ 2,065.00	\$ 201.25	\$ 7,043.75
23	Gate Installation	1	EA	\$ 6,245.00	\$ 6,245.00	\$ 1,500.00	\$ 1,500.00	\$ 3,703.81	\$ 3,703.81	\$ 3,309.00	\$ 3,309.00	\$ 14,375.00	\$ 14,375.00
SUBTOTAL BASE BID (SUM OF ITEMS 1-23)					\$ 578,699.00		\$ 618,040.00		\$ 621,590.61		\$ 720,652.20		\$ 725,445.51
OWNER'S CONTINGENCY (10% OF SUBTOTAL)					\$ 57,869.90		\$ 61,804.00		\$ 62,159.06		\$ 72,065.22		\$ 72,544.55
TOTAL BASE BID					\$ 636,568.90		\$ 679,844.00		\$ 683,749.68		\$ 792,717.42		\$ 797,990.06



Bidder				AO Services		Kinneys Commercial Inc.		Royal Vista, inc.		Santa Clara Construction, LTD.		S-Co, Inc.	
	Acknowledgement of Addenda 01 & 02				✓		✓		✓		✓		✓
	Bid Security				✓		✓		✓		✓		✓
	Qualifications Statement Section 00 45 13				✓		✓		✓		✓		✓
	Vendor Compliance to State Law Section 00 45 46				✓		✓		✓		✓		✓
	Identification of Proposed Subcontractors								✓				✓
	Identification of Proposed Suppliers								✓				✓
	Evidence of Authority to do Business in the State of Texas								✓		✓		✓
	City of Taylor Information Sheet				✓				✓		✓		
	Contract & Purchasing Rider				✓				✓		✓		✓
	Form 1295 and Conflict of Interest SB 13 & SB 19				✓				✓		✓		✓
W9 Form				✓				✓		✓		✓	
BASE BID ITEMS													
Bid item #	Description	Quantity	Units	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization and Demobilization	1	LS	\$ 35,391.00	\$ 35,391.00	\$ 49,615.59	\$ 49,615.59	\$ 82,650.00	\$ 82,650.00	\$ 67,218.00	\$ 67,218.00	\$ 44,000.00	\$ 44,000.00
2	Staging Area Installation and Restoration to Original Conditions	1	EA	\$ 26,923.00	\$ 26,923.00	\$ 12,977.19	\$ 12,977.19	\$ 12,000.00	\$ 12,000.00	\$ 11,768.00	\$ 11,768.00	\$ 6,500.00	\$ 6,500.00
3	Erosion and Sediment Control	1,377	LF	\$ 4.00	\$ 5,508.00	\$ 33.44	\$ 46,046.88	\$ 5.00	\$ 6,885.00	\$ 5.00	\$ 6,885.00	\$ 5.00	\$ 6,885.00
4	Seeding and Site Restoration	0.9	AC	\$ 8,750.00	\$ 7,875.00	\$ 38,752.43	\$ 34,877.19	\$ 26,000.00	\$ 23,400.00	\$ 13,957.00	\$ 12,561.30	\$ 3,250.00	\$ 2,925.00
5	Barricades, Signs and Traffic Handling	1	LS	\$ 22,470.00	\$ 22,470.00	\$ 19,977.19	\$ 19,977.19	\$ 30,000.00	\$ 30,000.00	\$ 81,147.00	\$ 81,147.00	\$ 10,816.00	\$ 10,816.00
6	Stabilized Construction Entrance	2	EA	\$ 2,890.00	\$ 5,780.00	\$ 20,888.60	\$ 41,777.20	\$ 5,200.00	\$ 10,400.00	\$ 7,809.00	\$ 15,618.00	\$ 1,950.00	\$ 3,900.00
7	Clearing and Grubbing	0.9	AC	\$ 11,400.00	\$ 10,260.00	\$ 18,186.95	\$ 16,368.26	\$ 12,000.00	\$ 10,800.00	\$ 12,731.00	\$ 11,457.90	\$ 3,950.00	\$ 3,555.00
8	Trench Excavation Safety Protection, up to 20 feet deep	984	LF	\$ 34.00	\$ 33,456.00	\$ 22.41	\$ 22,051.44	\$ 15.00	\$ 14,760.00	\$ 43.00	\$ 42,312.00	\$ 72.00	\$ 70,848.00
9	Buried Gravity Sewer, 18-Inch Diameter, AWWA C900 DR 25 PVC, within 30" Jack and Bore, Bell-and-Spigot Joint, All Depths, Not Including Casing Pipe	169	LF	\$ 205.00	\$ 34,645.00	\$ 230.86	\$ 39,015.34	\$ 840.00	\$ 141,960.00	\$ 236.00	\$ 39,884.00	\$ 462.00	\$ 78,078.00
10	Encasement Pipe, 30-Inch Diameter, Type Steel, Min. 1/2" Thickness, ASTM A134, Installed via Jack And Bore	169	LF	\$ 1,026.00	\$ 173,394.00	\$ 1,074.58	\$ 181,604.02	\$ 190.00	\$ 32,110.00	\$ 791.00	\$ 133,679.00	\$ 991.00	\$ 167,479.00
11	Buried Gravity Sewer, 18-Inch Diameter, AWWA C900 DR 25 PVC, Bell-and-Spigot Joint, 10 to 15 FT Deep	649	LF	\$ 205.00	\$ 133,045.00	\$ 110.36	\$ 71,623.64	\$ 230.00	\$ 149,270.00	\$ 172.00	\$ 111,628.00	\$ 168.00	\$ 109,032.00
12	Buried Gravity Sewer, 18-Inch Diameter, AWWA C900 DR 25 PVC, Bell-and-Spigot Joint, 15 to 20 FT Deep	166	LF	\$ 625.00	\$ 103,750.00	\$ 226.45	\$ 37,590.70	\$ 285.00	\$ 47,310.00	\$ 205.00	\$ 34,030.00	\$ 1,532.00	\$ 254,312.00
13	Standard Pre-Cast Manhole W/ Pre-Cast Base, 48-Inch Diameter, 8 Ft Deep	5	EA	\$ 6,850.00	\$ 34,250.00	\$ 6,887.51	\$ 34,437.55	\$ 12,000.00	\$ 60,000.00	\$ 11,849.00	\$ 59,245.00	\$ 10,328.00	\$ 51,640.00
14	Sanitary Sewer Manhole, 48-Inch Diameter, Extra Depth	30	VF	\$ 312.00	\$ 9,360.00	\$ 1,181.15	\$ 35,434.50	\$ 820.00	\$ 24,600.00	\$ 511.00	\$ 15,330.00	\$ 489.00	\$ 14,670.00
15	Standard Pre-Cast Manhole W/ Pre-Cast Base, 60-Inch Diameter, 8 Ft Deep	1	EA	\$ 12,688.00	\$ 12,688.00	\$ 30,938.94	\$ 30,938.94	\$ 17,000.00	\$ 17,000.00	\$ 15,920.00	\$ 15,920.00	\$ 14,120.00	\$ 14,120.00
16	Sanitary Sewer Manhole, 60-Inch Diameter, Extra Depth	7	VF	\$ 469.00	\$ 3,283.00	\$ 5,276.99	\$ 36,938.93	\$ 900.00	\$ 6,300.00	\$ 677.00	\$ 4,739.00	\$ 517.00	\$ 3,619.00
17	Air Vent for Vented Manhole	2	EA	\$ 6,962.00	\$ 13,924.00	\$ 17,783.21	\$ 35,566.42	\$ 9,000.00	\$ 18,000.00	\$ 13,360.00	\$ 26,720.00	\$ 7,828.00	\$ 15,656.00
18	Connection to Existing Wastewater Collection System - 42"	1	LS	\$ 11,107.00	\$ 11,107.00	\$ 19,162.75	\$ 19,162.75	\$ 50,000.00	\$ 50,000.00	\$ 16,626.00	\$ 16,626.00	\$ 18,900.00	\$ 18,900.00
19	Connection to Existing Wastewater Collection System - 10"	1	LS	\$ 5,385.00	\$ 5,385.00	\$ 16,213.59	\$ 16,213.59	\$ 6,000.00	\$ 6,000.00	\$ 12,133.00	\$ 12,133.00	\$ 5,821.00	\$ 5,821.00
20	Bypass Pumping and Plugging	1	LS	\$ 78,431.00	\$ 78,431.00	\$ 32,790.24	\$ 32,790.24	\$ 90,000.00	\$ 90,000.00	\$ 118,396.00	\$ 118,396.00	\$ 51,535.00	\$ 51,535.00
21	Storm Water Pollution Prevention Plan (SWPPP)	1	LS	\$ 5,618.00	\$ 5,618.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10,000.00	\$ 5,092.00	\$ 5,092.00	\$ 2,275.00	\$ 2,275.00
22	Chain Link Fence Repair	35	LF	\$ 96.00	\$ 3,360.00	\$ 331.93	\$ 11,617.55	\$ 45.00	\$ 1,575.00	\$ 259.00	\$ 9,065.00	\$ 38.00	\$ 1,330.00
23	Gate Installation	1	EA	\$ 3,933.00	\$ 3,933.00	\$ 8,840.24	\$ 8,840.24	\$ 4,000.00	\$ 4,000.00	\$ 6,114.00	\$ 6,114.00	\$ 878.00	\$ 878.00
SUBTOTAL BASE BID (SUM OF ITEMS 1-23)					\$ 773,836.00		\$ 838,465.34		\$ 849,020.00		\$ 857,568.20		\$ 938,774.00
OWNER'S CONTINGENCY (10% OF SUBTOTAL)					\$ 77,383.60		\$ 83,846.53		\$ 84,902.00		\$ 85,756.82		\$ 93,877.40
TOTAL BASE BID					\$ 851,219.60		\$ 922,311.88		\$ 933,922.00		\$ 943,325.02		\$ 1,032,651.40

Submitted but not signed

Indicates math error

I, Troy A. St. Tours, do hereby certify that this bid tabulation is accurate and true





WASTEWATER LINE EXTENSION FOR TAYLOR E.D.C.

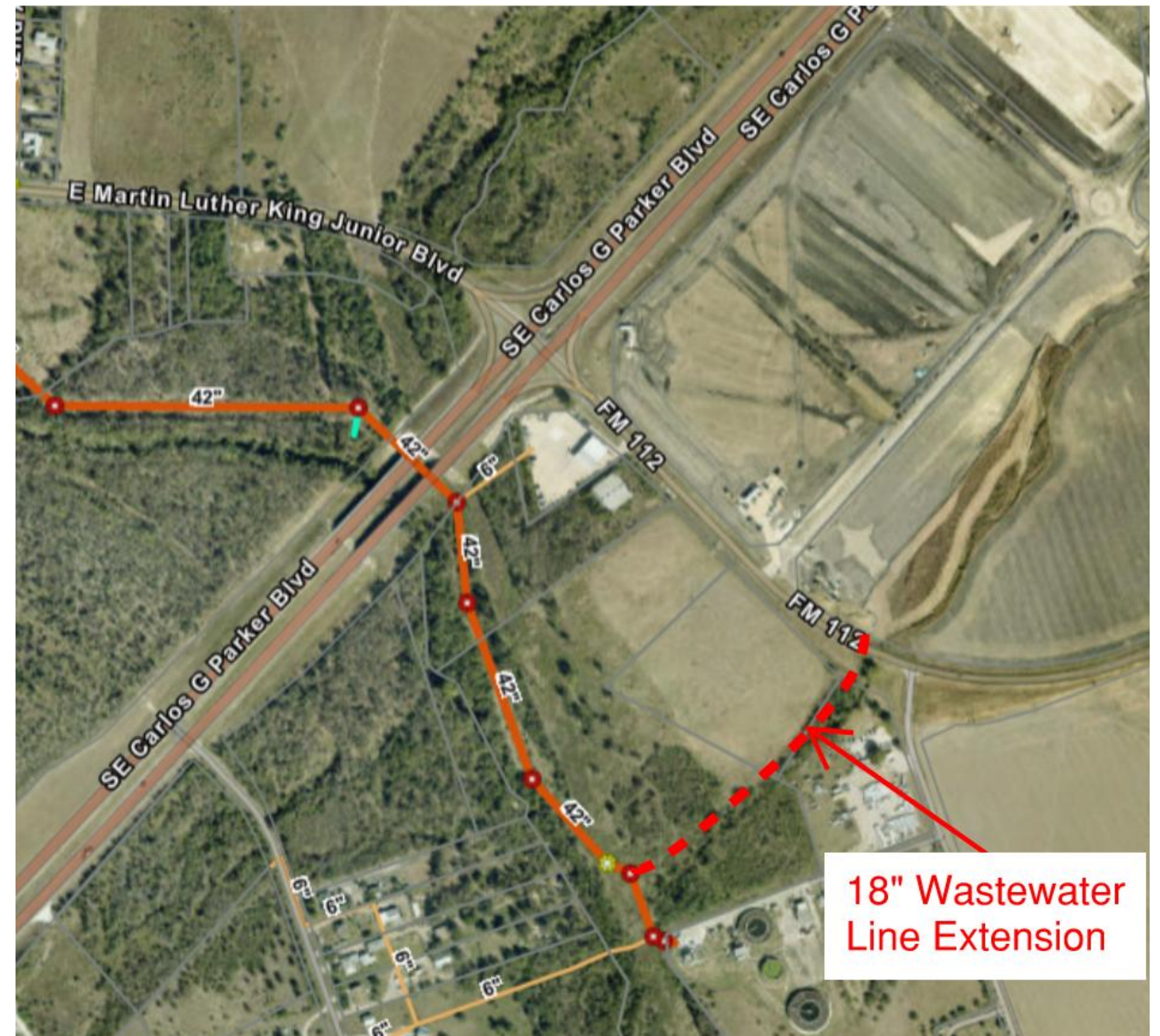
Troy St. Tours, PE

May 14th, 2026



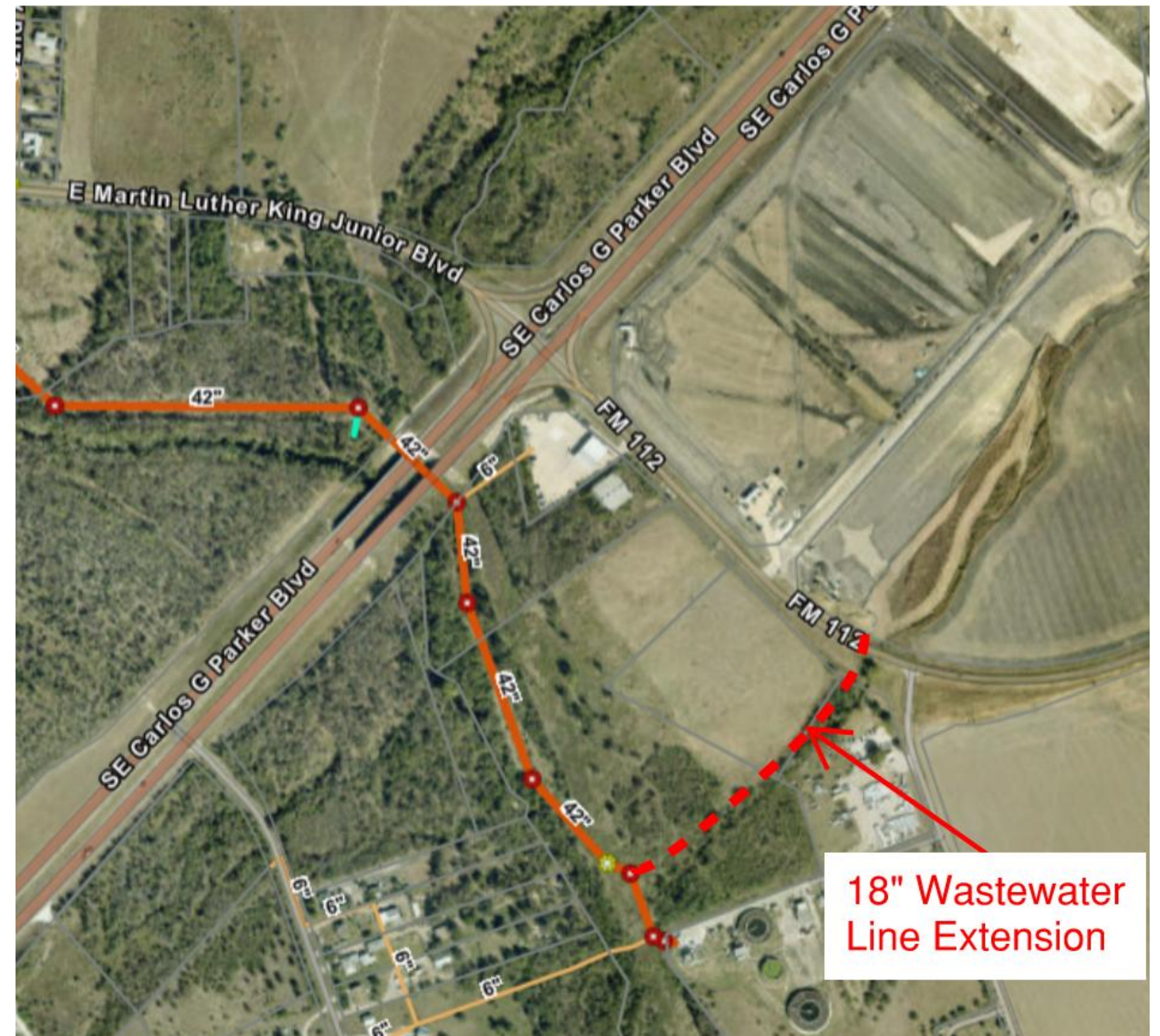
PROJECT SUMMARY

- Approximately 1,153 LF of 18-inch gravity sewer line, southeast of Carlos G Parker Blvd. off FM 112
- The project will extend sewer service to support development on the southeast side of Taylor
- Reimbursed by the Taylor E.D.C.



BID SUMMARY

- Fifteen bids were received, with total Base Bid prices ranging from \$550,000.00 to \$1,032,651.40
 - Average Bid: \$750,478.40
 - Planned Budget: \$897,000.00
- Low bidder was Arguijo Corporation
- Recommend award to Arguijo Corporation in the amount of \$550,000.00, and authorization to enter a contract





QUESTIONS & THANK YOU!

