

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

May 12, 2026, at 4:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

Nora Roy
Joseph Gonzales
Annette Maruska
Amy Everhart
Barbara Aviles-Toresberg
Jim Newman
Craig Eulenfeld
Rick Selin
Jim Buzan

ABSENT

None

STAFF PRESENT

Martin Griggs - Director
Joseph Ducay - Planning Manager
John Atkinson – Planner
Beverly Ashton – Planning Technician

I. CALL TO ORDER AND DECLARE A QUORUM

Chair Amy Everhart called the meeting to order and declared a quorum at 4:00 P.M.

II. CITIZENS COMMUNICATION

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

No citizens spoke at this time.

III. DISCUSSION ITEMS

1. Take action to elect officers (chair, vice chair and secretary)

Chair Everhart nominated Nora Roy for chair. Commissioner Newman seconded the motion. Motion passed unanimously (9-0).

Commissioner Buzan nominated Joseph Gonzales for vice-chair. Commissioner Newman seconded the motion. Motion passed unanimously (9-0).

Commissioner Aviles-Toresberg nominated Annette Maruska for Secretary. Commissioner Everhart seconded the motion. Motion passed unanimously (9-0).

2. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

Director Martin Griggs provided a report on the Chick-Fil-A case.

3. Quorum call for planning and zoning commission meeting for June 09, 2026, meeting

IV. CONSENT AGENDA

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

4. Review and approve minutes from the meeting held on April 14, 2026.

Vice-chair Gonzales made a motion to Approve the minutes as presented. Commissioner Newman seconded the motion. Motion passed unanimously (9-0).

V. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

5. **PZ 2026-2683** – Consider disapproval of the Oncor Muscovy Minor Plat, generally located at Hwy 79, legally described as approximately 51.19 acres of land in the J C Eaves Survey, Abstract No. 213, more particularly described by the Williamson Central Appraisal District Parcels R565218, Taylor, Williamson County, Texas. .

Planning Manager Joseph Ducay presented a brief presentation introducing the Minor Plat and provided staff recommendation for disapproval.

Commissioner Newman made a motion to Disapprove the Minor Plat as presented. Commissioner Selin seconded the motion. Motion passed unanimously (9-0).

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

Planning Manager Joseph Ducay presented a brief presentation introducing the Replat and provided staff's recommendation for Conditional Approval.

Commissioner Buzan made a motion to Approve the Replat with conditions as presented. Commissioner Newman seconded the motion. Motion passed unanimously (9-0).

VI. PUBLIC HEARINGS

7. **PZ-2025-2524** Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as KMV Holdings, generally located at 397 FM/369 CR, legally described as approximately 7.7957 acres of land in the S. Pharrass Survey, Abstract No. 496, more particularly described by the Williamson Central Appraisal District Parcels R430433, Taylor, Williamson County, Texas

Chair Roy opened the public hearing at 4:13 pm.

Planning Manager Joseph Ducay introduced the case and provided staff's recommendation for approval.

Commissioners asked further questions about the warrants that are part of the neighborhood plan.

Patrick Levantino, the property owner, and Candace Craig, the project engineer, spoke to address questions from the commissioners

Chair Roy closed the public hearing at 4:36 pm.

Vice chair Gonzales made a motion to recommend approval of the case as presented by staff. Commissioner Everhart seconded the motion. Motion passed (5-4) Commissioners Selin, Aviles-Torresberg, Eulendorf, and Newman opposed.

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

Chair Roy opened the public hearing at 4:38 pm.

Planning Manager Joseph Ducay introduced the case and provided staff's recommendation.

The applicant, Sunshine Kapus, spoke to address questions from the commissioners.

Greg Maxwell, a resident of Taylor, declined to speak at this time.

Margrette Williams, a resident of Taylor, spoke against the project.

The commissioners discussed the distinction between the formal notification and response process as opposed to informal methods of citizen communication.

Staff clarified that the formal notification process involves letters to the owner of the lot as verified by Williamson Central Appraisal District.

Chair Roy closed the public hearing at 5:05 pm.

Commissioners asked about the glazing requirement and staff clarified the current LDC standards.

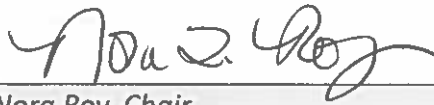
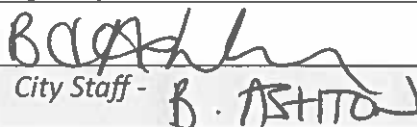
The applicant, Sunshine Kaupas Kapus, spoke to address further questions from the commissioners.

Vice-chair Gonzales made a motion to recommend approval of the request. Chair Nora Roy seconded the motion. Motion failed (4-5) Annette Marushka, Barbara Aviles-Torresberg, Craig Eulendorf, Rick Selin, and Jim Buzan opposed.

Commissioner Selin made a motion to recommend disapproval of the request. Commissioner Maruska seconded the motion. Motion passed (5-4) Joseph Gonzales, Nora Roy, Amy Everhart, and Jim Newman opposed.

VII. Mayor-Elect and Commissioner Jim Buzan tendered his resignation letter from the Planning and Zoning Commission to the Chair and the Commission.

VIII. ADJOURN Meeting was adjourned at 5:22 PM

Approved by Chair:	
	Nora Roy, Chair
Date:	6.9.26
Attest by City Staff:	
	City Staff - B. Ashton
Date:	6.9.26