



AGENDA
CITY OF TAYLOR, TEXAS
COMPREHENSIVE PLAN AND DEVELOPMENT
CODE ADVISORY COMMITTEE
TAYLOR PUBLIC LIBRARY, LIBRARY MEETING ROOM
801 VANCE STREET
JULY 1, 2026, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

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

ACTION/DISCUSSION ITEMS

1. Introduction of Committee Members, City Staff, and Freese and Nichols Representatives.
2. Consideration and Possible Action to Elect a Chair and Vice-Chair.
3. Presentation and Discussion Regarding the Comprehensive Plan and Development Code Update Process.
4. Consideration and Possible Action on a recurring meeting schedule.

ADJOURN

The Committee 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 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 June 25, 2026, and remained posted for at least three business days before the scheduled date of said meeting.

In compliance with the ADA, the Public Library is wheelchair accessible. Reasonable accommodations will be provided for persons attending the 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: June 25, 2026



Comprehensive Plan & Land Development Code

Steering Committee Meeting #1

JULY 1, 2026

TEAM



Chance Sparks, FAICP
Principal-in-Charge



David Jones, AICP, ENV SP
Project Manager



Evan Olszewski, AICP
Project Planner
Codes



Lahari Peluri, AICP
Assistant Project Manager
Comprehensive Plan



Erica Craycraft, AICP, LEED
Green Associate
Code Lead



Dan Sefko, FAICP
Senior Advisor



AGENDA

1

Introductions & Project Overview

2

Role of the Steering Committee

3

Existing Conditions Findings

4

Phase 1B Amendments

5

Public Engagement

6

Discussion/ Next Steps

Why Update the Comp Plan and Code?



- Taylor is growing rapidly and experiencing major change — new housing, infrastructure, and the arrival of Samsung.
- Existing plans and codes need to match current conditions and guide future growth intentionally.

Goals



- Preserve Taylor's unique identity and charm
- Support sustainable, high-quality growth
- Streamline development review processes

What is a Comprehensive Plan?

*A shared vision and policy framework that guides decisions
and shapes Taylor's future.*



It Is:

-   Long-range vision
-   Policy framework
-   Guide for growth and investment
-   Basis for future zoning and infrastructure decisions



It Isn't:

-   Zoning ordinance
-   Capital improvement program
-   Detailed engineering document



Comprehensive Plan and Development Code

Why the Comprehensive Plan Matters

- Establishes a shared community vision
- Creates consistency in decision-making
- Guides future public investment
- Helps align growth with community character

Why the Development Code Matters

- Provides predictability for property owners and developers
- Creates clearer review processes
- Improves usability and organization
- Ensures development aligns with adopted City goals



Integrated Plan + Code Approach

Why update together rather than separately?

This process updates them concurrently so:

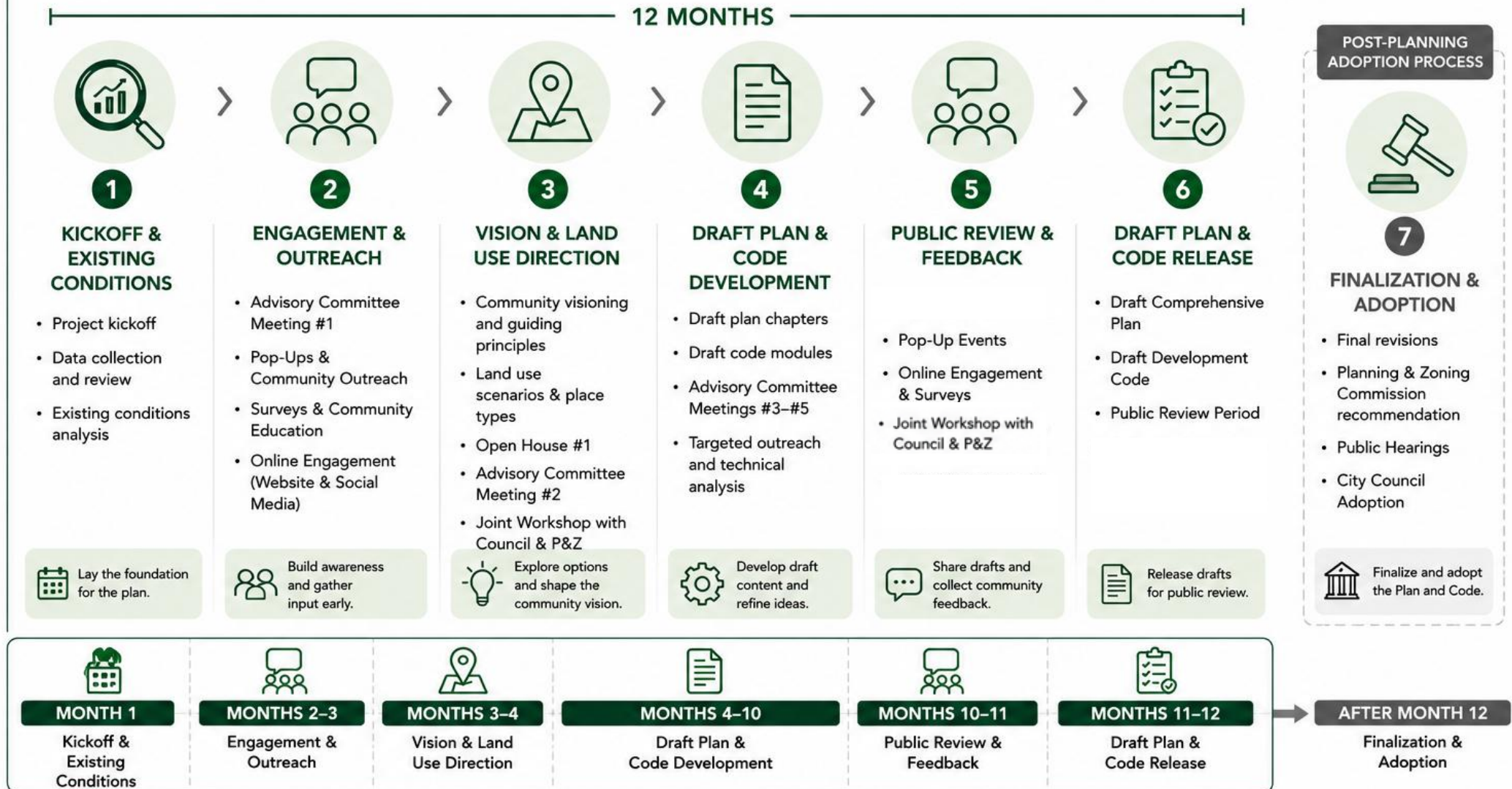
- Land use policy translates to defensible regulations
- Regulations support adopted community goals
- Development occurs with clear guidance
- Tools are relevant to current issues

Result

- An aligned, usable and implementable framework for managing growth.

Phase 2: Plan and Code Update

12-Month Planning Process



Continuous City Staff Coordination



Stakeholder Engagement



Communication & Transparency



PUBLIC INPUT

Informs decisions at every step.

Purpose of the Steering Committee

- **Guidance and Alignment:** Work with the City of Taylor and planning team to ensure the Comprehensive Plan reflects the community's needs, values, and long-term vision.
- **Vision and Feedback:** Help shape the overall vision for Taylor's future and advise on meaningful ways to engage the community.
- **Active Participation:** Collaborate on the planning process and provide input on key strategies and policy recommendations.
- **Meetings and Events:** Attend at least XX Steering Committee meetings and participate in public engagement activities when possible.
- **Community Involvement:** Encourage friends, neighbors, and networks to get involved and share their ideas throughout the process.
- **Plan Champions:** Promote and support the Taylor Comprehensive and Code Update and help build momentum for its adoption and implementation.





What We Heard & Key Findings

Infrastructure & Growth Pressure

- Roads, utilities, drainage, and traffic are top community concerns.
- Growth should be aligned with infrastructure capacity.

Housing Supply & Affordability

- Demand is increasing and housing choices are limited.
- Expand housing options and support workforce housing.

Development Process & Predictability

- Stakeholders cited unclear standards and lengthy processes.
- Simplify regulations and improve predictability.

Community Character & Quality of Life

- Preserve established neighborhoods and Taylor's identity.
- Maintain walkability, downtown vitality, and community amenities.

High-Impact Uses & Growth Areas

- Concerns regarding data centers, transmission corridors, and large-scale development.
- Need clearer land use guidance and standards.



Existing Plan: Strengths and Opportunities

Strengths to Build Upon

- ✓ Downtown revitalization
- ✓ Housing diversity
- ✓ Walkability and connectivity
- ✓ Historic character and placemaking
- ✓ Quality design
- ✓ Fiscal responsibility
- ✓ Infrastructure efficiency

Areas for Refinement

- Complex place type framework
- Limited growth sequencing guidance
- Implementation challenges
- Infrastructure and land use coordination
- Emerging issues not fully addressed
- Need for greater flexibility and predictability
- Samsung-related growth and housing pressures
- Workforce housing and economic diversification



Public Engagement Approach

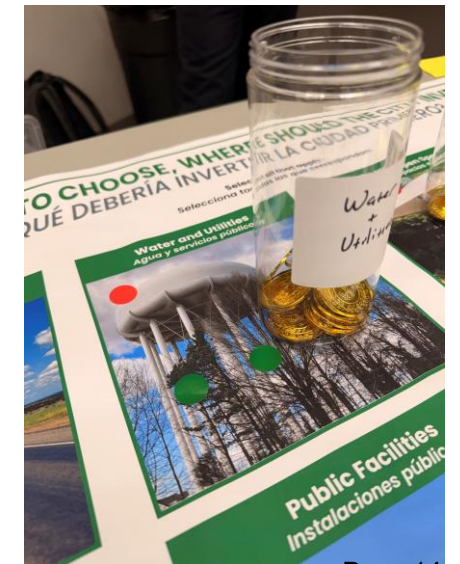
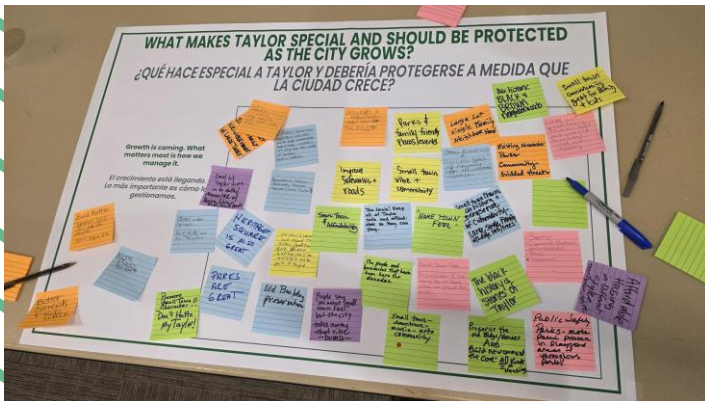
Engagement Goals

- Reach a broad range of community members
- Engage in an accessible, inclusive, and effective manner
- Establish and confirm community vision
- Test ideas early and refine them over time
- Build transparency around growth decisions
- Identify community priorities to inform implementation tools

Public Engagement Approach

Multiple Opportunities for Participation

- Advisory Committee meetings
- Community Open Houses or Workshops
- Community Pop-Ups and Smaller Outreach Events
- Online engagement and project website
- Survey and community education opportunities





Public Engagement Approach

Multiple Opportunities for Participation

- Advisory Committee meetings
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- Online engagement and project website
- Survey and community education opportunities
- **Joint workshop with Council and Planning & Zoning Commission**
- **Formal public hearings during adoption**

Phase 1B Priority Amendments

Development Process

- Development Plan Threshold
- Parking Requirements
- Short-Term Rentals

Housing & Neighborhoods

- Accessory Dwelling Units (ADUs)
- Compatibility and Building Height Standards
- Nonconforming Uses and Buildings

Economic Development

- High-Impact Uses and Digital Infrastructure
- Employment Center Clarification and Definitions

Steering Committee Review Timeline	J	A	S
Set 1 • Required Plans Thresholds • Home-Based Businesses • High-Impact Uses/Data Centers			*
Set 2 • Compatibility Standards • Parking Requirements • Nonconforming Uses/Structures			*
Set 3 • ADUs and STRs • Definitions			*

* P&Z/CC adoption consideration

Set 1: Development Process & Economic Development



Development Plan Thresholds

- Focus Neighborhood Plan requirements on larger, higher-density, and more complex development projects.
- Reduce procedural requirements for smaller projects with limited neighborhood-scale impacts.
- Clarify how district designations are applied when a Neighborhood Plan is required.



Home-Based Businesses

- Update regulations to align with recent changes in Texas law.
- Allow low-impact home-based businesses while maintaining neighborhood compatibility.
- Continue restrictions on businesses that create traffic, parking, noise, or visual impacts.



Intensive Uses & Data Centers

- Establish a new framework for data centers and other utility-intensive uses.
- Require additional review, infrastructure planning, reporting, and operational information.
- Address water and energy demand, noise, buffering, setbacks, and long-term site management.

Set 2: Neighborhoods & Development



Parking Standards

- Adjust parking requirements based on building type and development context.
- Reduce parking requirements for certain infill residential development.
- Expand flexibility through shared parking and bicycle parking provisions.



Compatibility & Height

- Establish neighborhood compatibility standards for infill development.
- Address building height, massing, setbacks, and transitions near existing homes.
- Add buffering requirements to reduce impacts on adjacent properties.



Nonconformities

- Clarify rules for existing lots, buildings, sites, signs, and uses that do not meet current standards.
- Establish clearer procedures for maintenance, expansion, reconstruction, and reoccupation.
- Improve predictability for property owners while encouraging long-term compliance.

Focus Topics for Steering Committee Discussion



1. High-Impact Uses

(Data Centers and Other Resource-Intensive Uses)



Where should these uses be encouraged?



How should infrastructure capacity be considered?



What standards are needed to protect nearby development?



2. Accessory Dwelling Units (ADUs)



In which neighborhoods should ADUs be permitted?



What standards are appropriate?



How should neighborhood compatibility be maintained?



3. Development Plan Threshold



Which projects should receive administrative approval?



How can smaller projects move through the process more efficiently?



How can the City improve predictability while maintaining quality?



4. Compatibility & Neighborhood Character



How should new development transition next to existing neighborhoods?



Are additional height and buffering standards needed?



How can Taylor preserve its character while accommodating growth?

Steering Committee Discussion

Looking Ahead: What Should Guide Taylor's Future?



1. Growth & Infrastructure

- ? How should future growth align with infrastructure investments?
- ? Where should growth be encouraged or limited?



2. Housing & Neighborhoods

- ? What housing options are missing today?
- ? How can Taylor maintain neighborhood character while expanding housing choices?



3. Economic Development

- ? What types of industries and employers should Taylor attract?
- ? How should high-impact uses be integrated into the community?



4. Quality of Life

- ? What investments are most important to residents?
- ? What amenities and services are needed to support future growth?



5. Community Character

- ? What aspects of Taylor should remain unchanged?
- ? What should future generations say makes Taylor unique?



As Taylor continues to grow, what principles should guide decisions about land use, development, and community investment?



We want to hear your ideas!



Next Steps

- Continue Phase 1B work
- Begin Phase 2
- Refine vision and growth strategy
- Public engagement

Questions & Discussion

