

MINUTES

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

June 9, 2026, at 6:00 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
Rick Selin

ABSENT

Craig Eulenfeld

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 Nora Roy called the meeting to order and declared a quorum at 6:00 P.M.

II. CITIZENS COMMUNICATION

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

No citizens spoke at this time.

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on May 12, 2026.

*Commissioner Everhart made a motion to Approve the minutes as presented.
Commissioner Newman seconded the motion. Motion passed unanimously (7-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

2. **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.

This agenda item was withdrawn.

3. **PZ-2026-2697** – Consider disapproval of the Replat of the RCR PHASE 2, BLOCK 2, LOT 3AAA and LOT 3AAB, generally located at 655 FM 3349, legally described as approximately 35.331 acres of land in the RCR-TAYLOR LOGISTICS PARK PH 2(BLK2LTS 1,2,3A RPLT), Lot 3AA, more particularly described by Williamson Central Appraisal District Parcel R679287, Taylor, Williamson County, Texas

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

Commissioner Maruska made a motion to disapprove the Replat. Commissioner Gonzales seconded the motion. Motion passed unanimously (7-0).

4. **PZ-2026-2699** – Consider disapproval of the Taylor Industrial Phase 1 – preliminary plat, for property generally located between US 79, Lorax Lane, and Justin Lane, legally described as approximately 329.476 acres of land situated in the William Kincaid Survey No. 5, Abstract No. 373, the Samuel Pharrass Survey No. 1, Abstract No. 496, and the H.G. Johnson Survey No. 6, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcels R019625, R635748, and R406314, Taylor, Williamson County, Texas.

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

Commissioner Newman made a motion to disapprove the Replat. Commissioner Gonzales seconded the motion. Motion passed unanimously (7-0).

5. **PZ-2026-2693** – consider disapproval of the Gateway Tract preliminary plat, for property generally located at 505 SW Carlos G Parker Blvd, consisting of approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas

Planning Manager Joseph Ducay presented a brief presentation introducing the preliminary plat and provided staff's recommendation for disapproval.

Commissioner Maruska made a motion to disapprove the preliminary plat. Commissioner Aviles-Toresberg seconded the motion. Motion passed unanimously (7-0).

6. **PZ-2025-2698** – Consider disapproval of the North Village Phase 1 – Final plat, generally located at CR 367, at the intersection of NW Carlos G Parker Boulevard and North Drive, legally described as approximately 40.18 acres of land in the William J Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018652, Taylor, Williamson County, Texas.

Planning Manager Joseph Ducay presented a brief presentation introducing the final plat and provided staff's recommendation for disapproval.

Commissioner Gonzales made a motion to disapprove the final plat. Commissioner Everhart seconded the motion. Motion passed unanimously (7-0).

V. PUBLIC HEARINGS

8. **PZ-2026-2702** - Hold a public hearing and consider making a recommendation regarding a request for a Place Type change from P2:Rural and P3:Neighborhood to P5:Urban Center for property generally located at 1201 South Rio Grande St, legally described as approximately 9.73 acres of land in the P. Coursey Survey, Abstract No. 131, more particularly described by the Williamson Central Appraisal District Parcels R019072, R019918, Taylor, Williamson County, Texas.

Chair Roy opened the public hearing at 6:10 pm.

Planner John Atkinson introduced the case and provided staff's recommendation for approval.

Brad Robbins, the agent for the property owners, spoke to address questions from the commissioners.

Joyce Sorenson, a resident of Austin who owns an adjacent property, asked about the future use of the subject property.

Chair Roy closed the public hearing at 6:20 pm.

Commissioner Gonzales made a motion to recommend approval of the case as presented by staff. Commissioner Everhart seconded the motion. Motion passed (5-1-1) Commissioner Rick Selin opposed, Commissioner Aviles-Toresberg abstained.

7. **PZ-2026-2696** Hold a public hearing and consider making a recommendation regarding a request for a Place Type change from P2.5:Large Lot to P3:Neighborhood for property located at 2103 Kent St, legally described as approximately 3.703 acres of land in the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018821, 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 for approval.

One of the property owners, Rivers Fike addressed the commissioners.

Jordan Leap, a resident of Taylor, passed his time to Frankie Guardiola.

Frankie Guardiola, a resident of Taylor, spoke against the project.

Ernest Ariola Jr., a resident of Taylor, spoke against the project.

Zach Wilkins, a resident of Taylor, passed his time to Jenny Pavelka.

Jenny Pavelka, a resident of Taylor, spoke against the project.

Harry Schroeder, a resident of Taylor, spoke against the project.

Jackie Kruegor, a resident of Taylor, spoke against the project.

Becky Ruzicka, a resident of Taylor, spoke against the project.

Stacy Stork, a resident of Taylor, spoke against the project.

Gerry Sutton, a resident of Taylor, spoke against the project.

J. Nelson Adams, a resident of Taylor, spoke against the project.

Judy Tidwell, a resident of Taylor, spoke against the project.

Buddy Michra, a resident of Taylor, spoke against the project.

Kenneth Wiggins, a resident of Taylor, spoke against the project.

Jennifer Madrid, a resident of Taylor, spoke against the project.

Chair Roy closed the public hearing at 7:10 pm.

The Commissioners discussed the case.

Director Martin Griggs addressed the question of drainage and clarified the scope of the place type amendment.

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

Commissioner Selin made a motion to recommend disapproval of the request. Commissioner Aviles-Toresberg seconded the motion. Motion passed unanimously (7-0)

9. **PZ-2025-2620** - Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan at 2700 & 2710 Davis Street, legally described as approximately 0.8331 acres of land in Terry Green, Lot 1 and Lot 2, more particularly described by the Williamson Central Appraisal District Parcels R344254, R344255, Taylor, Williamson County, Texas.

Chair Roy opened the public hearing at 7:29 pm.

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

Stephen Ihnen, an engineer on the project, spoke to address questions from the commissioners.

Planning Manager Joseph Ducay answered further questions from the commissioners.

Chair Roy closed the public hearing at 7:44 pm.

Commissioner Aviles-Toresberg made a motion to recommend approval of the case. Commissioner Marushka seconded the motion. Motion passed unanimously (7-0)

VI. DISCUSSION ITEMS

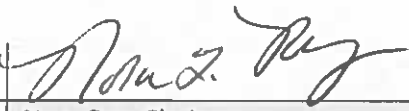
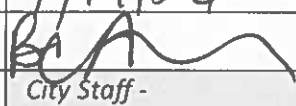
10. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

Director Martin Griggs stated that the City Council will take action on several items on June 11th, 2026.

Commissioner Gonzales requested guidelines on the SUP process for multifamily units.

11. Quorum call for planning and zoning commission meeting for July 14, 2026, meeting

VII. ADJOURN Meeting was adjourned at 7:48 PM

Approved by Chair:	
	Nora Roy, Chair
Date:	7/14/24
Attest by City Staff:	
	City Staff -
Date:	7.14.24