

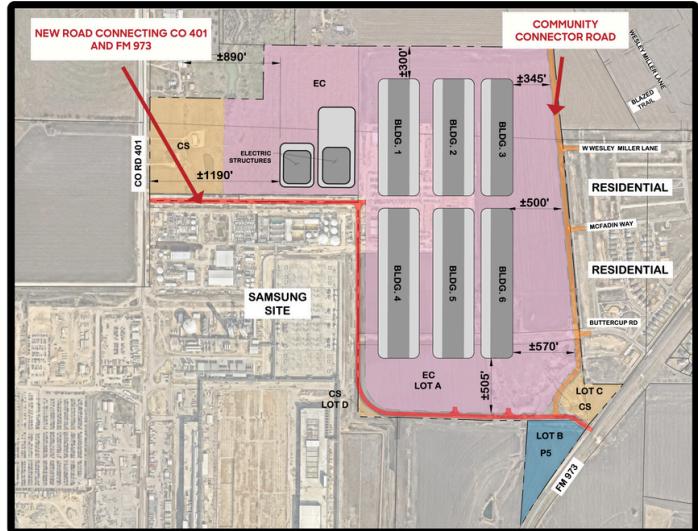


FACT SHEET

KDC PROJECT COMAL

PROJECT OVERVIEW

KDC Real Estate Development and Investments is proposing to build a data center on approximately 210 acres at 1051 County Road 401 northeast of Samsung. Approximately 163 acres were previously annexed into the City Limits in early 2025. An additional 48 acres were added to the project later in the year and are currently in the Extraterritorial Jurisdiction (ETJ) and pending voluntary annexation.



ZONING REQUEST

Developer KDC seeks an Employment Center Plan. The rezoning is an early step in seeking the City's approval to build a data center along with limited retail and civic uses on a small parcel adjacent to the land subject to the rezoning.

The parcels the developer is asking to rezone are currently assigned P2 – Rural Place Type, which is the default zoning for agricultural land annexed into the City. The properties are located within the City's Future Land Use Employment Special Zone, which is envisioned for large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. These areas are intended to be preserved for large-scale industrial users.

Employment Center Plans allow for flexible design standards that recognize the unique characteristics of major employment and industrial buildings and sites. Data centers are not specifically named in any zoning type in the City's land development code, but they are most similar to the industrial uses allowed in Employment Centers.

STAFF RECOMMENDATION

City staff is recommending approval of the zoning request, which is consistent with the Envision Taylor Comprehensive Plan's goal of increasing the amount of commercial and industrial uses around the Samsung site. The plan is also compatible with the surrounding properties to the north, south and west. A buffer of 300+ feet is proposed between the development and Castlewood South residential subdivision to the east, far exceeding the setback typically required.

Learn more about the project by scanning the QR code or visiting our website:



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FAQS

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If approved, will the rezoning allow Project Comal to move forward?

No. Rezoning is just one of many approvals that KDC must secure from the City to move forward. The developer still must obtain water from the City or another provider and secure City approval for a site plan and a wide range of permits. As with all new projects, these agreements and permits will require the developer to provide much more detailed information about the facility's design, use and water needs than is required for rezoning.

Why did the City annex this land?

Annexing and rezoning these properties will help ensure the City can both regulate and benefit from the project. Without annexation, the developer could build the proposed project by right in the City's ETJ under state law. Annexation allows the City to ensure that the project complies with all city ordinances including those regulating setbacks, noise, light and buffering requirements near adjacent properties. It will also enable the City to collect significant new tax revenue if the project moves forward — money that will further the City's goal of increasing and diversifying its tax base to reduce the tax burden on residents as Taylor continues to grow.

Will the City provide water for the project?

The property is located within the City of Taylor water CCN. It is not known at this time how much water the project will need or if KDC will seek water from the City or another provider. While the developer has not requested a water service agreement with the City, KDC has agreed to use air cooled chillers with a closed loop water system if it ultimately does seek City water. Closed loop systems recycle cooling fluid and do not require a constant flow of water.

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