

AGENDA

CITY OF TAYLOR, TEXAS
CITY COUNCIL MEETING
CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

APRIL 12, 2018, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

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. Registration forms are available at the sign in table.)

CONSENT AGENDA

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

1. Approve Ordinance 2018-05 regarding a request to abandon a portion of an alley which lies within a property addressed as 1016 W. 7th Street. (Michael Elabarger)
2. Approve Resolution R18-07 approving a tariff authorizing an annual rate review mechanism by ATMOS Energy Corporation as a substitution for the annual interim rate adjustment process. (Ted Hejl; Isaac Turner)
3. Approve minutes for March 22, 2018. (Susan Brock)

PUBLIC HEARING

4. Conduct Public Hearing and consider introducing Ordinance 2018-07 regarding rezoning of Pierce Park Subdivision, generally located at 200 E. 4th Street, from Local Business (B-1) District to Park (P) District (Lot 1) and Central Business (B-3) District (Lot 2). (Michael Elabarger)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

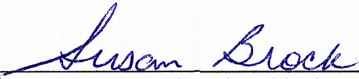
5. Approve Ordinance 2018-06, to amend Ordinance 2017-13 to include provisions allowing various alternative parking lot surface materials/systems that are not currently captured in the language in Section 6.4.4 of the Zoning Ordinance relative to the surfacing material of require parking, drive aisles, and loading zones. (Michael Elabarger)
6. Receive update on requests for Community Development Block Grant (CDBG) funding including the Givens Community Center and 3rd Street projects. (Judy Langford)
7. Receive update on certification pay program. (Kim Peterson)
8. Receive update on Neighborhood and City Wide Clean Up events. (Jim Gray)
9. Consider approving Resolution R18-06 acknowledging support of the accreditation Best Practices Recognition Program for the Taylor Police Department. (Chief Fluck)
10. Receive update on SkatePark project. (Isaac Turner)

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section

551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on April 9, 2018 and remained posted for at least 72 hours continuously before the scheduled time 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 Susan Brock, City Clerk, at least 24 hours prior to the meeting for special assistance.

Posted By:  Date 4/9/18
Susan Brock, City Clerk



City Council Meeting April 12, 2018

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Agenda Item #: 1

Agenda Title: Approve Ordinance 2018-05 to abandon a portion of an alley that lies within a property addressed as 1016 W. 7th Street

Council Action to be taken: Approve Ordinance 2018-05 on consent

Department Submitted: Development Services

Staff Contact: Michael Elabarger, City Planner

1. PURPOSE/DESCRIPTION

Thomas and Julie Downs submitted an application for right of way abandonment for a portion of an alley that runs east/west through their property addressed as 1016 W. 7th Street. Currently, the property is developed with a house on the southern portion of the property, facing/fronting 7th Street. If this request is granted, the applicant is seeking to subdivide the property into 2 lots – one surrounding the existing house on the south end, and a northern lot would for future/new development that would front W. 8th Street. The area of the alley sought for abandonment would then be within the rear yard of the northern lot. A 20' wide Atmos Gas Line Utility Easement would be created to provide access rights into the area to service underground lines.

The purpose of this item is to approve the abandonment.

2. STAFF ANALYSIS (Why and How)

The existing parcel currently contains a house on the southern portion of the property. Today, the alley serves no purpose, as it occupies a portion of the rear yard of the property, and is not necessary to reach all other adjacent properties. The original alley exists in other locations within the Block to serve all adjacent properties; abandonment would not harm any other properties. Abandonment of the alley would revert that land to private ownership (this applicant), facilitating the owners desire to subdivide the property into two (2) lots. The addition of the land allows those lots to meet the minimum size requirements of the R-1 Zoning District for creation of new lots.

3. RECOMMENDATION

The Planning & Zoning Commission reviewed this at their March 13, 2018 meeting and unanimously (8-0, 1 absent) recommended approval to City Council.

Staff has reviewed the application and finds no issues with the abandonment of the right of way as it pertains to this request.

4. FUNDING SOURCE

N/A – Private development.

5. TIMELINE

N/A – Private development.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

7. OTHER OPTIONS (In order of preference)
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Council can deny the request

8. ATTACHMENTS

1a. [Ordinance 2018-05](#) with exhibits attached.

1b. [Presentation](#)

ORDINANCE NO. 2018-05

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, VACATING A PORTION OF AN ALLEY DESCRIBED ON EXHIBIT A; AND PROVIDING A SAVINGS CLAUSE

WHEREAS, THE City of Taylor, Texas, (“City”), desires to vacate a portion of an alley described in Exhibit “A” attached hereto and by reference incorporated herein (“Alley”); and

WHEREAS, the Planning and Zoning Commission, after a public meeting held March 13, 2018 recommended that the Council approve abandonment of the Alley; and

WHEREAS, based upon the recommendation, the Taylor City Council hereby abandons the Alley

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

SECTION 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. The City Council of the City of Taylor, Texas, does hereby vacate a portion of an alley as described in Exhibit “A”. Petitioner agrees to allow an Atmos Gas Easement be established in consultation with Atmos Energy.

SECTION 3. The filing of a copy of this Ordinance in the official records of Williamson County, Texas, will evidence the abandonment of the Alley granted by this Ordinance and release of the abandoned alley to the adjoining property owner according to the centerline.

SECTION 4. 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.

In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2018-05 was introduced before the City Council on the 22nd day of March, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2018.

Brandt Rydell, Mayor

ATTEST:

Susan Brock, City Clerk

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan L. Brock, 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. 2018-05, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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 _____, 2018.

Susan L. Brock
City Clerk

THE STATE OF TEXAS}
COUNTY OF WILLIAMSON}

DECEMBER 11, 2017

Being a 0.039 acre (1,708 square foot) tract of land out of Block 4, Doak's Addition to the City of Taylor, located in Williamson County, Texas, said 0.039 acres being the West portion of a 20 feet wide alley of said Block 4 as recorded in Volume 56, Page 483 of the Deed Records of Williamson county, Texas (DRWC), and being more fully described by metes and bounds as follows;

COMMENCING at a 1 inch diameter iron pipe found for the Northwest corner of Lot 20, Block 4 and in the East line of Victoria Street (based on a width of 40 feet), **THENCE** South 21°03'32" East, with the East line of said Victoria Street and the West line of Block 4, passing the Southwest corner of Lot 20 and the North line of 8th Street at a distance of 90.00 feet, the South line of 8th Street and Northwest corner of Lot 21 as conveyed from Joseph J. Gola, et al to Thomas E. Downs, and spouse Julie L. Downs, filed 8-24-2017 and recorded in Document No. 2017078578 of the Official Public Records of Williamson County, Texas (OPRWC) at a distance of 120.00 feet, and continuing with the West line of Lot 21 for a total distance of 186.05 feet (plat call 186.00 feet) to a calculated corner for the Southwest corner of Lot 21, the Northwest corner of a 20 feet wide alley, and **POINT OF BEGINNING** of the herein described tract;

THENCE, North 78°33'48" East, with the common line of Lot 21 and said alley, a distance of 85.38 feet, to a calculated corner for the Northeast corner of the herein described tract, said corner being in the East line of said Down's Tract and the West line of a 0.47 acre tract conveyed from Gregory R. Ginn to Alexander J. Orton, filed 2-17-2017 and recorded in Document No. 2017015118 OPRWC;

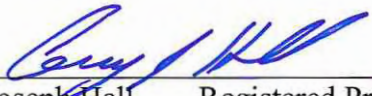
THENCE, South 21°03'29" East, over and across said alley, a distance of 20.29 feet to a calculated corner for the Southeast corner of the herein described tract, said corner being the Northeast corner of Lot 22, and the Northwest corner of Lot 23;

THENCE, South 78°33'48" West, with the common line of said alley and the North line of Lot 22, a distance of 85.38 feet for the Southwest corner of the herein described tract, said corner being the Northwest corner of Lot 22, the Southwest corner of said alley, and in the East line of said Victoria Street;

THENCE, North 21°03'32" West, with the common line of said alley and said Victoria Street, a distance of 20.29 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds 0.039 acres (1,708 square feet) of land, more or less.

A survey drawing of even date herewith accompanies this legal description. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83.

The foregoing Field Notes Description is based on an actual on the ground survey made under my supervision on December 11, 2017, and is true and correct to the best of my knowledge and belief.


Corey Joseph Hall Registered Professional Land Surveyor No. 6362
TBPLS Firm No. 10194152

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.29	N21°03'32"W
L2	20.29	S21°03'32"E

(CM)
IRON PIPE FOUND
NORTHWEST CORNER
OF LOT 20, BLOCK 4

(CM)
IRON PIPE FOUND
SOUTHWEST CORNER
OF LOT 3, BLOCK 4

LOT 20

8TH STREET
30' R.O.W.
ASPHALT

DID NOT HONOR
1/2" IRON ROD FOUND
STAMPED "TLS INC"

EAST PORTION OF
LOT 21

WEST PORTION OF
LOT 21

PART OF LOT 21 AND ALL OF LOT 22
JOSEPH J. GOLA, ET AL
TO
THOMAS E. DOWNS AND SPOUSE,
JULIE L. DOWNS
FILED: 8-24-2017
2017078578 OPRWC

0.47 ACRES
GREGORY R. GINN
TO
ALEXANDER J. ORTON
FILED: 2-17-2017
2017015118 OPRWC

VICTORIA STREET
40' R.O.W.
ASPHALT

N78°33'48"E 85.38'

0.039 ACRES
(1,708 SQ. FT.)

S78°33'48"W 85.38'

LOT 22

20' ALLEY

LOT 23

0.47 ACRES
GREGORY R. GINN
TO
ALEXANDER J. ORTON
FILED: 2-17-2017
2017015118 OPRWC

PART OF LOT 21 AND ALL OF LOT 22
JOSEPH J. GOLA, ET AL
TO
THOMAS E. DOWNS AND SPOUSE, JULIE L. DOWNS
FILED: 8-24-2017
2017078578 OPRWC

LEGEND
△ CALCULATED CORNER
● IRON ROD FOUND
○ 5/8" IRON ROD SET
CM CONTROL MONUMENT

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS
COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83, 93
ADJUSTMENT.



THE UNDERSIGNED HEREBY CERTIFIES:
THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION ON THIS DATE, AND IS A TRUE, CORRECT
AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS
OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS
SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE
PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS,
EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: DECEMBER 11, 2017

EXHIBIT

CivilCorp
ENGINEERS • SURVEYORS
116 East Main Street, Round Rock, Texas 78664
512-828-0406 | 512-828-0429 (Fax)
www.civilcorp.us
Firm No. 10194152

ITEM 1 -
2018-2254 -
ALLEY ABANDONMENT REQUEST
AT 1016 W. 7TH ST.

A decorative horizontal bar at the bottom of the slide, consisting of two overlapping rectangular sections with a green-to-dark-green gradient.

Location: East side of Victoria Street between 7th & 8th Streets

Legal Description: Lot 22 and West part of Lot 21



1891 DOAKS ADDITION



- A 20' easement for ATMOS Gas will be created in lieu of the alley.
- The easement will preclude development and interruptions to this utility.

23, BLOCK 4
ADDITION TO
CITY OF TAYLOR

Planning and Zoning Commission

The Commission reviewed this at their March 13, 2018 meeting, and made a unanimous recommendation for approval.

STAFF RECOMMENDATION

Staff recommends approval of the Alley (right of way) Abandonment, as the alley serves no purpose any longer and is wholly within this single property.





City Council Meeting April 12, 2018

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☐ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 2

Agenda Title: Approve Resolution R18-07 approving a tariff authorizing an annual rate review mechanism by ATMOS Energy Corporation as a substitution for the annual interim rate adjustment process.

Council Action to be taken: Approve Resolution R18-07 as presented

Department Submitted: City Administration

Staff Contact: Ted Hejl, City Attorney
Isaac Turner, City Manager

1. PURPOSE/DESCRIPTION

Atmos Energy Mid-Tex Division initiated a Rate Review Mechanism (RRM) process, in collaboration with its cities, beginning in 2008 until its expiration in 2017. A new RRM agreement was recently negotiated in February 2018. We are seeking approval of this new RM mechanism.

2. STAFF ANALYSIS (Why and How)

Benefits of the RRM process:

- o Suspends Gas Reliability Infrastructure Program (GRIP) filings
- o Avoids costly rate case expenses that would be borne by customers
- o Provides transparent process for annual review of all Company expenses and investment
- o Limits future growth of the residential customer charge

3. RECOMMENDATION

Approve by consent.

4. FUNDING SOURCE

N/A

5. TIMELINE

Approval by April 1, 2018 or as soon as possible with council review

6. PRIOR COUNCIL ACTIONS TAKEN

This item was presented for discussion at the March 22, 2018 council meeting and brought back for approval with the appropriate documentation attached.

7. OTHER OPTIONS (In order of preference)
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8. ATTACHMENTS

- 2a. [Resolution R18-07](#)
- 2b. [Rate Review Mechanism \(RRM\)](#)
- 2c. [Additional info](#)

RESOLUTION NO. R18-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, (“CITY”) APPROVING AND ADOPTING RATE SCHEDULE “RRM – RATE REVIEW MECHANISM” FOR ATMOS ENERGY CORPORATION, MID-TEX DIVISION AS A SUBSTITUTION FOR THE ANNUAL INTERIM RATE ADJUSTMENT PROCESS DEFINED BY SECTION 104.301 OF THE TEXAS UTILITIES CODE; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY.

WHEREAS, the City of Taylor, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “the Company”), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a regulatory authority under the Gas Utility Regulatory Act (“GURA”) and under § 103.001 of GURA has exclusive original jurisdiction over the rates, operations and services of Atmos Mid-Tex within the municipality; and

WHEREAS, the City previously approved a Rate Review Mechanism (“RRM”) Tariff that allows for an expedited rate review process to facilitate annual changes in gas utility rates reflective of Atmos Mid-Tex’s annual system-wide cost of providing service; and

WHEREAS, the RRM process permits City review of requested rate changes and provides for a review of Atmos Mid-Tex’s total cost of service on an annual basis; and

WHEREAS, the initial RRM tariff expired in 2017; and

WHEREAS, the new RRM tariff attached to this Resolution reflects the ratemaking standards and methodologies authorized by the Railroad Commission in the most recent Atmos rate cases, G.U.D. No. 10170; and G.U.D. No. 10580;

WHEREAS, the renewal of the RRM process may avoid costly rate case litigation; and

WHEREAS, the attached Rate Schedule “RRM – Rate Review Mechanism” (“RRM Tariff”) provides for a reasonable expedited rate review process that has been shown to result in just and reasonable gas utility rates; and

WHEREAS, the attached RRM Tariff as a whole is in the public interest;

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That the City Council finds that the RRM Tariff, **which is attached hereto and incorporated herein as Attachment A**, is reasonable and in the public interest, and is hereby in force and effect in the City.

Section 3. That to the extent any Ordinance or Resolution previously adopted by the City Council is inconsistent with this Resolution, it is hereby repealed.

Section 4. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 5. That if any one or more sections or clauses of this Resolution is judged to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 6. That this Resolution shall become effective from and after its passage.

Section 7. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Christopher Felan, Vice President of Rates and Regulatory Affairs, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1800, Dallas, Texas 75240.

PASSED AND APPROVED this 12th day of April, 2018.

Brandt Rydell, Mayor

ATTEST:

Susan Brock, City Clerk

**ATMOS ENERGY CORPORATION
MID-TEX DIVISION**

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS CUSTOMERS	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 1

I. Applicability

Applicable to Residential, Commercial, Industrial, and Transportation tariff customers in the Mid-Tex Division of Atmos Energy Corporation (“Company”) except such customers within the City of Dallas. This Rate Review Mechanism (“RRM”) provides for an annual adjustment to the Company’s Rate Schedules R, C, I and T (“Applicable Rate Schedules”). Rate calculations and adjustments required by this tariff shall be determined on a System-Wide cost basis.

II. Definitions

“Test Period” is defined as the twelve months ending December 31 of each preceding calendar year.

The “Effective Date” is the date that adjustments required by this tariff are applied to customer bills. The annual Effective Date is October 1.

Unless otherwise provided in this tariff the term Final Order refers to the final order issued by the Railroad Commission of Texas in GUD No. 10170 and elements of GUD No. 10580 as specified in Section III below.

The term “System-Wide” means all incorporated and unincorporated areas served by the Company.

“Review Period” is defined as the period from the Filing Date until the Effective Date.

The “Filing Date” is as early as practicable, but no later than April 1 of each year.

III. Calculation

The RRM shall calculate an annual, System-Wide cost of service (“COS”) that will be used to adjust applicable rate schedules prospectively as of the Effective Date. The Company may request recovery of its total cost of service but will include schedules showing the computation of any adjustments. The annual cost of service will be calculated according to the following formula:

$$\text{COS} = \text{OM} + \text{DEP} + \text{RI} + \text{TAX} + \text{CD}$$

Where:

OM = all reasonable and necessary operation and maintenance expenses from the Test Period adjusted for known and measurable items and prepared

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

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consistent with the rate making treatments approved in the Final Order. Incentive compensation (Management Incentive Plan, Variable Pay Plan and Long Term Incentive Plan) related to Atmos' Shared Services Unit will be applied consistent with treatment approved in GUD 10580. Additionally, O&M adjustments will be incorporated and applied as modified by a final order, not subject to appeal, issued by the Railroad Commission of Texas in subsequent rate cases involving the Atmos Mid-Tex or West Texas divisions. Known and measurable adjustments shall be limited to those changes that have occurred prior to the Filing Date. OM may be adjusted for atypical and non-recurring items. Shared Services allocation factors shall be recalculated each year based on the latest component factors used during the Test Period, but the methodology used will be that approved in the Final Order in GUD 10580.

DEP = depreciation expense calculated at depreciation rates approved by the Final Order. Additionally, if depreciation rates are approved in a subsequent final order, not subject to appeal, issued by the Railroad Commission of Texas for the Mid-Tex division those rates would be applicable for subsequent RRM filings.

RI = return on prudently incurred investment calculated as the Company's pretax return multiplied by rate base at Test Period end. Rate base is prepared consistent with the rate making treatments approved in the Final Order, and as in GUD 10580 as specifically related to capitalized incentive compensation (Management Incentive Plan, Variable Pay Plan and Long Term Incentive Plan) for Atmos' Shared Services Unit. However, no post Test Period adjustments will be permitted. Additionally, adjustments will be incorporated and applied as modified by a final order, not subject to appeal, issued by the Railroad Commission of Texas in subsequent rate cases involving the Atmos Mid-Tex or West Texas divisions. Pretax return is the Company's weighted average cost of capital before income taxes. The Company's weighted average cost of capital is calculated using the methodology from the Final Order including the Company's actual capital structure and long term cost of debt as of the Test Period end (adjusted for any known and measurable changes that have occurred prior to the filing date) and the return on equity of 9.8%. However, in no event will the percentage of equity exceed 58%. Regulatory adjustments due to prior regulatory rate base adjustment disallowances will be maintained. Cash working capital will be calculated using the lead/lag days approved in the Final Order. With respect to pension and other postemployment benefits, the Company will record a regulatory asset or liability for these costs until the amounts are included in the next annual rate adjustment implemented under this tariff. Each year, the Company's filing under this Rider RRM will clearly state the level of pension

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS CUSTOMERS	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 3

and other postemployment benefits recovered in rates.

TAX = income tax and taxes other than income tax from the Test Period adjusted for known and measurable changes occurring after the Test Period and before the Filing Date, and prepared consistent with the rate making treatments approved in the Final Order. Atmos Energy shall comprehensively account for, including establishing a regulatory liability to account for, any statutory change in tax expense that is applicable to months during the Test Period in the calculation to ensure recovery of tax expense under new and old income tax rates.

CD = interest on customer deposits.

IV. Annual Rate Adjustment

The Company shall provide schedules and work papers supporting the Filing's revenue deficiency/sufficiency calculations using the methodology accepted in the Final Order. The result shall be reflected in the proposed new rates to be established for the effective period. The Revenue Requirement will be apportioned to customer classes in the same manner that Company's Revenue Requirement was apportioned in the Final Order. For the Residential Class, 50% of the increase may be recovered in the customer charge. However, the increase to the Residential customer charge shall not exceed \$0.60 per month in the initial filing and \$0.70 per month in any subsequent year. The remainder of the Residential Class increase not collected in the customer charge will be recovered in the usage charge. For all other classes, the change in rates will be apportioned between the customer charge and the usage charge, consistent with the Final Order. Test Period billing determinants shall be adjusted and normalized according to the methodology utilized in the Final Order.

V. Filing

The Company shall file schedules annually with the regulatory authority having original jurisdiction over the Company's rates on or before the Filing Date that support the proposed rate adjustments. The schedules shall be in the same general format as the cost of service model and relied-upon files upon which the Final Order was based. A proof of rates and a copy of current and proposed tariffs shall also be included with the filing. The filing shall be made in electronic form where practical. The Company's filing shall conform to Minimum Filing Requirements (to be agreed upon by the parties), which will contain a minimum amount of information that will assist the regulatory authority in its review and analysis of the filing. The Company and regulatory authority will endeavor to hold a technical conference regarding the filing within twenty (20) calendar days after the Filing Date.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

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EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 4

A sworn statement shall be filed by an Officer of the Company affirming that the filed schedules are in compliance with the provisions of this Rate Review Mechanism and are true and correct to the best of his/her knowledge, information, and belief. No testimony shall be filed, but a brief narrative explanation shall be provided of any changes to corporate structure, accounting methodologies, allocation of common costs, or atypical or non- recurring items included in the filing.

VI. Evaluation Procedures

The regulatory authority having original jurisdiction over the Company's rates shall review and render a decision on the Company's proposed rate adjustment prior to the Effective Date. The Company shall provide all supplemental information requested to ensure an opportunity for adequate review by the relevant regulatory authority. The Company shall not unilaterally impose any limits upon the provision of supplemental information and such information shall be provided within seven (7) working days of the original request. The regulatory authority may propose any adjustments it determines to be required to bring the proposed rate adjustment into compliance with the provisions of this tariff.

The regulatory authority may disallow any net plant investment that is not shown to be prudently incurred. Approval by the regulatory authority of net plant investment pursuant to the provisions of this tariff shall constitute a finding that such net plant investment was prudently incurred. Such finding of prudence shall not be subject to further review in a subsequent RRM or Statement of Intent filing.

During the Review Period, the Company and the regulatory authority will work collaboratively and seek agreement on the level of rate adjustments. If, at the end of the Review Period, the Company and the regulatory authority have not reached agreement, the regulatory authority shall take action to modify or deny the proposed rate adjustments. The Company shall have the right to appeal the regulatory authority's action to the Railroad Commission of Texas. Upon the filing of an appeal of the regulatory authority's order relating to an annual RRM filing with the Railroad Commission of Texas, the regulatory authority having original jurisdiction over the Company's rates shall not oppose the implementation of the Company's proposed rates subject to refund, nor will the regulatory authority advocate for the imposition of a third party surety bond by the Company. Any refund shall be limited to and determined based on the resolution of the disputed adjustment(s) in a final, non-appealable order issued in the appeal filed by the Company at the Railroad Commission of Texas.

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EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 5

In the event that the regulatory authority and Company agree to a rate adjustment(s) that is different from the adjustment(s) requested in the Company's filing, the Company shall file compliance tariffs consistent with the agreement. No action on the part of the regulatory authority shall be required to allow the rate adjustment(s) to become effective on October 1. To the extent that the regulatory authority does not take action on the Company's RRM filing by September 30, the rates proposed in the Company's filing shall be deemed approved effective October 1. Notwithstanding the preceding sentence, a regulatory authority may choose to take affirmative action to approve a rate adjustment under this tariff. In those instances where such approval cannot reasonably occur by September 30, the rates finally approved by the regulatory authority shall be deemed effective as of October 1.

To defray the cost, if any, of regulatory authorities conducting a review of the Company's annual RRM filing, the Company shall reimburse the regulatory authorities on a monthly basis for their reasonable expenses incurred upon submission of invoices for such review. Any reimbursement contemplated hereunder shall be deemed a reasonable and necessary operating expense of the Company in the year in which the reimbursement is made. A regulatory authority seeking reimbursement under this provision shall submit its request for reimbursement to the Company no later than December 1 of the year in which the RRM filing is made and the Company shall reimburse regulatory authorities in accordance with this provision on or before December 31 of the year the RRM filing is made.

To the extent possible, the provisions of the Final Order shall be applied by the regulatory authority in determining whether to approve or disapprove of Company's proposed rate adjustment.

This Rider RRM does not limit the legal rights and duties of a regulatory authority. Nothing herein shall abrogate the jurisdiction of the regulatory authority to initiate a rate proceeding at any time to review whether rates charged are just and reasonable. Similarly, the Company retains its right to utilize the provisions of Texas Utilities Code, Chapter 104, Subchapter C to request a change in rates. The provisions of this Rider RRM are implemented in harmony with the Gas Utility Regulatory Act (Texas Utilities Code, Chapters 101-105).

The annual rate adjustment process set forth in this tariff shall remain in effect during the pendency of any Statement of Intent rate filing.

**ATMOS ENERGY CORPORATION
MID-TEX DIVISION**

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS CUSTOMERS	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 6

VII. Reconsideration, Appeal and Unresolved Items

Orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007).

VIII. Notice

Notice of each annual RRM filing shall be provided by including the notice, in conspicuous form, in the bill of each directly affected customer no later than forty-five (45) days after the Company makes its annual filing pursuant to this tariff. The notice to customers shall include the following information:

- a) a description of the proposed revision of rates and schedules;
- b) the effect the proposed revision of rates is expected to have on the rates applicable to each customer class and on an average bill for each affected customer;
- c) the service area or areas in which the proposed rates would apply;
- d) the date the annual RRM filing was made with the regulatory authority; and
- e) the Company's address, telephone number and website where information concerning the proposed rate adjustment can be obtained.

2018 RRM Tariff
Atmos Energy – Mid-Tex Division
February 2018

- Atmos Energy Mid-Tex Division initiated a Rate Review Mechanism (RRM) process, in collaboration with its cities, beginning in 2008 until its expiration in 2017. A new RRM agreement was recently negotiated in February 2018.
- Benefits of the RRM process:
 - Suspends Gas Reliability Infrastructure Program (GRIP) filings
 - Avoids costly rate case expenses that would be borne by customers
 - Provides transparent process for annual review of all Company expenses and investment
 - Limits future growth of the residential customer charge
- Key changes of the new RRM mechanism:

RRM Component	New Tariff	Previous Tariff
ROE	9.80%	10.50%
Capital Structure	42% / 58%	45% / 55%
Equity Capped	Yes @ 58%	Yes @ 55%
Filing Discount	\$0	\$3M
Base Charge Increase	Capped @ \$0.60 ('18) Capped @ \$0.70 ('19)	Capped @ \$0.50
Filing Date	April 2018	March 2018
Implement Date	October 2018	June 2018

- What is next?
 - All cities must pass an ordinance/resolution adopting the new RRM agreement by April 1, 2018. This agreement will be used to implement rates at a later date.
 - The Company will file the first RRM filing with new proposed rates on April 1, 2018. Rates will go into effect on October 1, 2018.



City Council Meeting April 12, 2018

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☐ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 3
Agenda Title: Approve minutes for March 22, 2018

Council Action to be taken: Approve by consent or approve with corrections if needed.

Department Submitted: City Clerk

Staff Contact: Susan Brock

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 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 (Why and How)

3. RECOMMENDATION

Approve as submitted or amend with changes noted.

4. FUNDING SOURCE

5. TIMELINE

6. PRIOR COUNCIL ACTIONS TAKEN

7. OTHER OPTIONS (In order of preference)

8. ATTACHMENTS

3a. [March 22, 2018](#)

The City Council of the City of Taylor met on March 22, 2018, at City Hall, 400 Porter St., Taylor, Texas. Mayor Brandt Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Council Member Dwayne Ariola
Council Member Robert Garcia
Council Member Chris Gonzales
Mayor Pro Tem Christine Lopez

Isaac Turner, City Manager
Ted Hejl, City Attorney
Susan Brock, City Clerk

INVOCATION

Chief Pat Ekiss led the group in prayer.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK IS APRIL 8-14, 2018.
Mayor Rydell presented a proclamation to members of the Police Department Dispatch and Communications Division.
2. CRIME VICTIMS' RIGHTS WEEK, APRIL 8-14, 2018.
Mayor Rydell presented a proclamation to members of the Police Department including Ms. Priscilla Moreno, Victim Services Coordinator.
3. APRIL IS FAIR HOUSING MONTH.
Mayor Rydell read a proclamation declaring April as Fair Housing Month in the City of Taylor.

CITIZENS COMMUNICATION

Mayor Rydell invited citizens who had signed up in advance were invited to come forward during this time. Mr. Mitch Drummond, 211 Hosack, expressed a concern about the building code as it relates to concrete parking lots.

CONSENT AGENDA

4. APPROVE RESOLUTION R18-08 REGARDING TEMPORARY STREET CLOSURES FOR MAIN STREET ACTIVITIES AND EVENTS IN 2018.
5. APPROVE FOR MAIN STREET ADVISORY BOARD TO SELL WINE AND BEER AND TO ALLOW CONSUMPTION THROUGHOUT THE FESTIVAL AREA FOR THE 2018 BLACKLAND PRAIRIE DAYS AND STOMP N HOLLER EVENTS.
6. CONCUR WITH PRELIMINARY FINANCIALS FOR FEBRUARY 2018.
7. APPROVE MINUTES FOR MARCH 8, 2018.

Council Member Garcia pulled item number 4 from the Consent Agenda due to his involvement in one or more of the events under consideration; Council Member Ariola stated he was involved in the planning for the Stomp N Holler Festival. Council Member Gonzales moved to approve Consent Agenda items numbers 6 and 7 as presented and Council Member Garcia seconded the motion. VOTE: Five voted AYE. Motion passed.

Mayor Pro Tem Lopez moved to approve item number 4 on the Consent Agenda as presented and Council Member Gonzales seconded the motion. VOTE: Three voted AYE. Two ABSTAINED (Garcia and Ariola). Motion passed.

Mayor Pro Tem Lopez moved to approve item number 5 on the Consent Agenda as presented and Council Member Gonzales seconded the motion. VOTE: Three voted AYE. Two ABSTAINED (Garcia and Ariola). Motion passed.

(Mayor Rydell recused himself from the dais prior to the next agenda item due to a conflict of interest.)

PUBLIC HEARING/ORDINANCES

8. CONDUCT PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2018-06 TO AMEND ORDINANCE 2017-13, TO INCLUDE PROVISIONS FOR PROPERTY LOCATED AT 401 W. 7TH STREET AND ALLOWING VARIOUS ALTERNATIVE PARKING LOT SURFACE MATERIALS/SYSTEMS THAT ARE NOT CURRENTLY CAPTURED IN THE LANGUAGE IN SECTION 6.4.4 OF THE ZONING ORDINANCE RELATIVE TO THE SURFACING MATERIAL OF REQUIRED PARKING, DRIVE AISLES, AND LOADING ZONES.

Mr. Michael Elabarger, City Planner, presented a request to consider approving an amendment to an existing agreement adding specific language to the governing zoning in Ordinance 2017-13 allowing a variation in the construction materials for a parking lot as outlined in Section 6.4.4. of the Zoning Ordinance. 8.1.

Ms. Britin Bostick and Mr. Cliff Olle provided additional details to their proposal describing the specific type(s) of materials that are under consideration instead of concrete or asphalt. Mr. Elabarger stated that the request was approved by the Planning and Zoning Commission. Mayor Pro Tem Lopez declared the Public Hearing open; no one came forward and the hearing was closed. Mr. Hejl was asked to introduce the Ordinance as presented.

ORDINANCE 2018-06
AN ORDINANCE AMENDING ORDINANCE 2017-13, WHICH
ESTABLISHED A COMMERCIAL DEVELOPMENT ZONING DISTRICT
FOR PROPERTY CURRENTLY DESCRIBED AS OLLE SUBDIVISION,
BLOCK A, LOT 1, TO ADD SPECIFIC LANGUAGE REGARDING PARKING
LOT SURFACE MATERIALS AND A DEFINITION; AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW
THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS
CLAUSE.

(Mayor Rydell rejoined the council members at the dais after the vote.)

9. CONSIDER INTRODUCING ORDINANCE 2018-05 REGARDING A REQUEST TO ABANDON A PORTION OF AN ALLEY WHICH LIES WITHIN A PROPERTY ADDRESSED AS 1016 W. 7TH STREET.

Mr. Elabarger presented a summary of a request from a property owner to abandon a portion of an alley that is within their property. Ms. Julie Downs, property owner, stated that the plan is to subdivide the property into two parcels with the utility easement to remain and be situated directly between the two parcels.

Hearing no objection, Mayor Rydell asked Mr. Hejl to introduce the ordinance as presented.

ORDINANCE 2018-05
AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, VACATING A
PORTION OF AN ALLEY DESCRIBED ON EXHIBIT A; AND PROVIDING
A SAVINGS CLAUSE.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

10. CONSIDER APPROVING RESOLUTION R18-07 APPROVING A TARIFF AUTHORIZING AN ANNUAL RATE REVIEW MECHANISM BY ATMOS ENERGY CORPORATION.

Mr. Turner invited Mr. Randy Hartford with ATMOS Energy and Mr. Hejl to provide more information regarding the proposed resolution. The resolution under consideration allows ATMOS to initiate a new Rate Review Mechanism (RRM) process in collaboration with the cities within the Mid Tex Division. The current mechanism was approved by the City in 2008 and expires this year. If approved, this agreement will be used to implement any rate change at a later date.

It was noted that the resolution provided to council was in error and that the correct document would be sent for their review prior to the next meeting. Council agreed to bring this item back for further consideration at the April 12 meeting.

11. CONSIDER APPROVING CHANGE ORDER TO THE CONTRACT FOR THE SKATEPARK PROJECT.

Mr. Turner presented a request to consider approving a change order for additional funding to address the changing needs regarding the perimeter construction of the Skatepark. These changes include extending the pedestrian trail connecting the Skatepark to Heritage park along Porter Street, adding ADA compliant ramps at 4th and Porter Streets as well as on 3rd and Porter Streets, striping for a crosswalk, reconstruction of curb and gutter per previously completed Porter reconstruction plans, landscaping, and signage. This additional perimeter work will provide connectivity between the two parks, provide new curb and gutter and align Porter for pavement reconstruction already planned. It was noted that the additional green space along the pedestrian trails is an element in the approved downtown master plan.

Mr. Brent Humphreys was invited to provide additional insight regarding the relocation of the art wall which required additional concrete and added costs to the project. Council requested a comprehensive plan with regard to the landscaping, lighting, and other options for funding these additional costs. No further action was taken on this item.

(The next item was taken out of sequence.)

12. RECEIVE UPDATE ON GROUNDS AND STREET MAINTENANCE.

b. Receive Update on Street Maintenance Bid Process.

Mr. Jim Gray, Director of Public Works, provided an update on the plans for a street maintenance program. Current funds for street maintenance include \$250,000 from the TUF (Transportation User Fee) Fund. The proposed plan includes \$200,000 for contracted street maintenance and \$50,000 for materials for staff to make additional repairs. These repairs include patching, crack sealing, and level up as part of the yearly maintenance. Another \$500,000 is needed for Street reconstruction.

Council Member Gonzales moved to accept the update as presented and Mayor Pro Tem Lopez seconded the motion. VOTE: Five voted AYE. Motion passed.

(Mayor Pro Tem Lopez recused herself from the next agenda item due to a conflict of interest.)

a. Receive Grounds Maintenance Bids and Recommendations.

Mr. Gray presented an overview of the process in requesting proposals for mowing and lawn care of city properties. A Request For Proposal (RFP) was published and six proposals were received. After a comprehensive staff review, staff is recommending the bid award go to Heart of Texas Landscaping and Irrigation for Group 1 (City facilities) and Group 2 (Parks). The remaining groups 3, 4, 5, and 6 would continue to be maintained by city staff. The advantage of outsourcing these tasks would be a reduction in temporary employees and additional staff time gained to perform those tasks previously done by the temporary employees.

Council Member Garcia moved to receive the report as presented and Council Member Gonzales seconded the motion. VOTE: Four voted AYE. Motion passed. No further action was taken on this item.

(Mayor Pro Tem Lopez returned to the dais after the vote.)

13. DELIVER PROPOSED CAPITAL IMPROVEMENT PROGRAM FOR FY 2018/2019 THROUGH 2023/2024.

Mr. Turner presented a brief overview of current and future projects and how they will be funded. This item was for information only and no action was taken.

ADJOURN

With no further action Mayor Rydell declared the meeting adjourned at 9:40 p.m.

Brandt Rydell, Mayor

Council Minutes
March 22, 2018
Page 5

ATTEST:

Susan Brock, City Clerk



City Council Meeting April 12, 2018

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Agenda Item #: 4

Agenda Title: Conduct Public Hearing and consider introducing Ordinance 2018-07, to rezone the property from the Local Business (B-1) District to the Park (P) District (Lot 1) and Central Business (B-3) District (Lot 2)

Council Action to be taken: Conduct Public Hearing

Department Submitted: Development Services

Staff Contact: Michael Elabarger, City Planner

1. PURPOSE/DESCRIPTION

The proposal is to rezone Lot 1 from the current B-1, Local Business District to the Park (P) District, and Lot 2 to the B-3, Central Business District. Lot 1 is under development as a City owned park (skatepark); Lot 2 is developed private property.

2. STAFF ANALYSIS (Why and How)

The property is developed, with Lot 2 already having delineated lease spaces within the existing buildings, and parking areas for approximately 40 vehicles. The City skatepark will become a local and regional attraction, and will soon be connected through sidewalks and landscaping to the Heritage Square Park, which is undergoing major renovation. Shortly, the subject block of land will be more so connected to the core of downtown attractions than it has previously been, and therefore, increasing the zoning to the B-3 District is appropriate. Due to grant funding requirements affecting the skatepark project, rezoning to the Park District is necessary for Lot 1.

3. RECOMMENDATION

Staff recommends approval of the rezoning request.

The Planning & Zoning Commission held a public hearing on March 27, 2018; there were no members of the public present to speak. The Commission made a unanimous (7-0) recommendation for approval to City Council.

4. FUNDING SOURCE

N/A. The fee for the Rezoning application was absorbed by the City.

5. TIMELINE

N/A as it relates to the rezoning of the property.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A as it relates to the zoning of the property.

7. OTHER OPTIONS (In order of preference)
--

Council can modify the language, deny the request, or approve the language as proposed.

8. ATTACHMENTS

- 4a. [Ordinance 2018-07](#)
- 4b. [Exhibit A – Legal Description](#)
- 4c. [Exhibit B – Proposed Zoning District Exhibit](#)
- 4d. [Presentation](#)

ORDINANCE NO. 2018-07

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS PIERCE PARK SUBDIVISION, LOT 1 AND 2, LOCATED AT 211 EAST THIRD STREET AND 200 EAST FOURTH STREET, RESPECTIVELY, IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM LOCAL BUSINESS DISTRICT B-1 TO PARK DISTRICT P (LOT 1) AND CENTRAL BUSINESS DISTRICT B-3 (LOT 2); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 12, 2018, to consider the request made by Chisum Pierce, as Owner of the property, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Local Business B-1 to Park P and Central Business B-3; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on March 27, 2018, to consider the zoning request, and recommended 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 Property is changed from Local Business B-1 to Park P and Central Business B-3.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed Local Business B-1 to Park P and Central Business B-3.

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 2018-07 was introduced before the Taylor City Council on the 12th day of April, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2018.

Brandt Rydell
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, 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. 2018-07, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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.

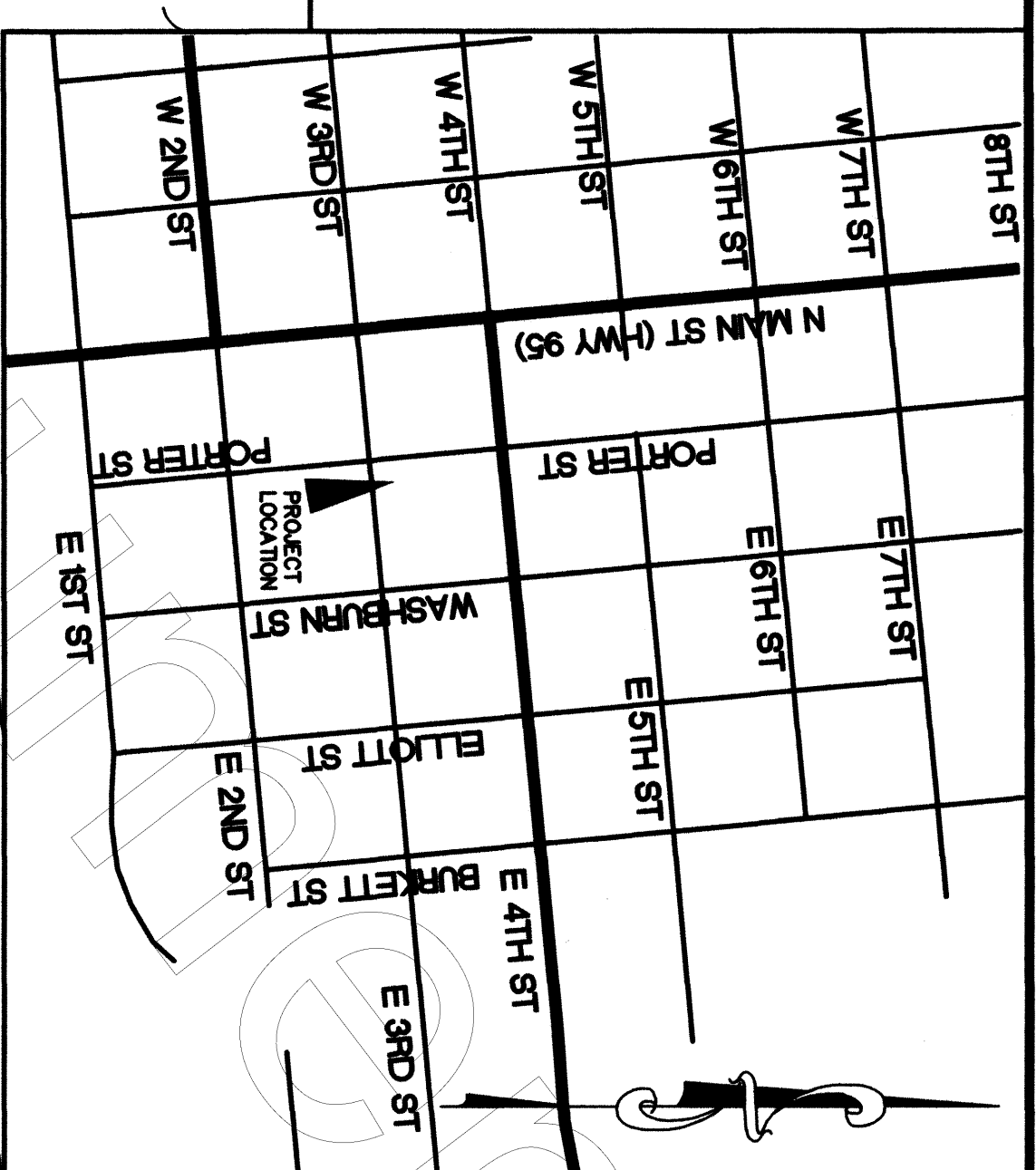
Witness my hand and seal of office this _____ day of _____, 2018.

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Subdivision Plat]

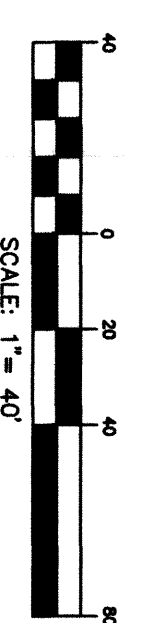
WARRANTY DEED
ALL OF LOTS 3-12, BLOCK
14 AND THE WEST PART
OF LOTS 1 & 2, BLOCK 14
THE CITY OF TAYLOR
CHISUM ARMSTRONG PIERCE
TO
10X PROPERTIES, LLC
DOC. # 2016015980 OPRWC
2-29-2016



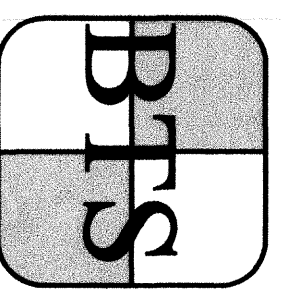
NOTE: COORDINATES AND BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATES SYSTEM (CENTRAL ZONE 4203, NAD 83/93 ADJUSTMENT)
VERTICAL DATUM BASED ON NGVD 88 DATUM.
DISTANCES ARE EXPRESSED AS GRID VALUES

NOTE:
ADDRESS FOR THE SKATE PARK CONFIRMED
WITH THE WILLIAMSON COUNTY 9-1-1
ADDRESSING IS TO BE 211 E 3RD ST.
CREATED BY: BOBBY COPELAND ON 3/9/2018

**NOTE:
ENGINEERING DEPARTMENT REVIEW APPROVED
3/8/2018 BY CASEY SLEDGE**



BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryanttechnicalservices.com

NO.	DATE	REVISIONS	BY
DRAWN BY: ALCZ		CHECKED BY: BLB	
SCALE: 1" = 40'		APPROVED BY: BLB	
PROJECT NO. 16-777		DATE: 2-9-2018	

4b - LEGAL DESCRIPTION

OR PZ-2018-1080

Z:\AUTOCAD\PROJECT DRAWINGS\2016 DRAWINGS\16-777 FINAL.dwg 3/13/2018 9:28 AM

1.504 Acres

COMMENCING at a found 1/2" iron rod (capped BRYAN TECHNICAL SERVICES) in the East line of Porter Street at the Northwest corner of City of Taylor Amended Plat of Lots 1-10, Block 2, recorded in Document No. 20130485348 (OPWMC), THENCE North 06° 50' 09" West with the East line of Porter Street a distance of 594.76 feet to a Chained "X" in concrete at the Southwest corner of Lot 12, Block 14 of said City of Taylor, also being the Southwest corner of herein described tract, same being the PLACE OF BEGINNING of this description:

THENCE North 83° 09' 34" East with the South line of E. Fourth street and the North line of Block 14, of said City of Taylor passing a point at the Northwest Terminus of a 20' Alley that was vacated by the City of Taylor in Ordinance # 11-24-55, at approximately 125.00 feet, then passing a point at the Northwest Terminus of said 20' Vacated Alley, at approximately 145.00 feet, then continuing for a total distance of 270.00 feet to a Chiseled "Punch Hole" in concrete, in the West line of Washburn street, being the Northeast corner of Lot 6, Block 14 of said City of Taylor also being the Northeast corner of herein described tract;

THENCE South 83° 09' 34" West with the South line of said Lot 3, Block 14 and the North line of said Lot 2, Block 14 same being the North line of said Zuenkle/Polasek tract a distance of 82.00 feet to Calculated Corner, being the Northwest corner of said Zuenkle/Polasek tract, being an interior corner of herein described tract;

THENCE South 83° 09' 34" West with the South line of said Block 14 and the North line of said Porter street, posing a point of the Southeast Terminus of said 20' Vacated Alley of approximately 43.00 feet, then posing a point of the Southwest Terminus of said 20' Vacated Alley, at approximately 63.00 feet, then continuing for a total distance of 186.00 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of 1,504 Acres of and:

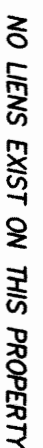
BEING A RE-PLAT OF LOTS 3-12 AND THE WEST PART OF LOTS 1 & 2, BLOCK 14 OF THE CITY OF TAYLOR

THAT CHISM PIERCE, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOC.# 2016015980 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS AND DO HERREY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HERREY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HERREY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OR TOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS PIERCE PARK SUBDIVISION.

<i>Chisum Perce</i> PRINTED NAME	<i>Chisum Perce</i> AUTHORIZED PERSON
--	---

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4th DAY OF SEPTEMBER 2018

Kari Teagh Wilkie
PRINTED NAME
MY COMMISSION EXPIRES: 8/12/2021



I, BRUCE L. ABERNATHY, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY, LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR LAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS PLACED/EXCEPT SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS 14th DAY OF March, 2018

A professional seal for a land surveyor in the State of Texas. The seal is circular with a double-lined border. Inside the border, the words "STATE OF TEXAS" are at the top and "REGISTERED" is at the bottom, separated by a five-pointed star. The center of the seal contains the text "PROFESSIONAL LAND SURVEYOR" around the perimeter and "BRUCE LANE BRYAN" and "4239" in the middle.

I, DENNIS W. HILL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCEL, IS NOT ENCOMPASSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DENIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NUMBER 4849100335E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS, THE FULLY DEVELOPED, CONTIGUOUS STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND / OR PUBLIC RIGHT OF WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESSE MY HAND AND SEAL AT, TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS 13 DAY OF March, 2018

Development Services, DIRECTOR Michael S. Gluck
DATE 03-21-18

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF WILLIAMSON

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF
SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN
ABOVE WRITTEN.

UTILITY PROVIDERS:
CHARTER – (CABLE)
AT&T – (PHONE)
ONCOR – (ELECTRIC)
ATMOS – (GAS)
CITY OF TAYLOR – (SEWER)
CITY OF TAYLOR – (WATER)



FIRM No. 10128500
surveying@austin.rr.com
www.brvantechanicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: A.CAZ	CHECKED BY: BLB
SCALE: = NONE	APPROVED BY: BLB

PROJECT NO. 16-777	DATE: 2-9-2018
--------------------	----------------

Central Business District

(NO MONUMENTATION FOUND)

(NO MONUMENTATION FOUND)

ABERRATIONS
FND. - FOUND
I.R. - IRON ROD
I.P. - IRON PIPE
R.O.W. - RIGHT-OF-WAY
DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRMC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

A 1/2 IRON ROD FOUND
(CAPED BRYAN TECHNICAL
SERVICES)
AT THE NORTHWEST
CORNER OF CITY OF TAYLOR
AMENDED PLAT OF LOTS
1-10, BLOCK 2, DDC: #
2013046348 OPRMC
BEARS S06°50'09"E 594.70'

F. THIRD STREET
(80' ROW)

**1.160 ACRES
(50,520 SQ. FT.)
BLOCK A, LOT 2**

COTTON SPINDLE
SET IN POWER POLE
(ELEV = 564.4')

**0.344 ACRES
(15,000 SQ. FT.)**

PT LOT 2

WASHINGTON STREET (80' ROW)

U. WINSETT SURVEY
ABSTRACT NO. 661

- 1/2" IRON ROD SET
- IRON ROD FOUND
- ▲ PK NAIL SET
- × CHISELED "X" IN CONCRETE
- CHISELED "PUNCH HOLE" IN CONCRETE
- △ CALCULATED CORNER (UNABLE TO SET)
- ◊ TEMPORARY BENCH MARK

WD W/ VL
A PART OF LOTS 1 & 2
BLOCK 14 THE CITY OF
TAYLOR
JIMMIE L. PREUSS AND
CAROLE ANN
PREUSS, HUSBAND AND WIFE
TO
JOHNNY ZUEHLKE, AND
JOHNNY POLASEK
DOC. # 2003030194 OPRWC

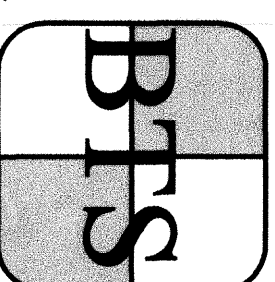
Park (P) District

CITY OF TAYLOR PZ-2018-1080

NOTE: COORDINATES AND BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATES SYSTEM (CENTRAL ZONE 4203, NAD 83/93 ADJUSTMENT)
VERTICAL DATUM BASED ON NGVD 88 DATUM.
DISTANCES ARE EXPRESSED AS GRID VALUES

NOTE:
ENGINEERING DEPARTMENT REVIEW APPROVED
3/8/2018 BY CASEY SLEDGE

BRYAN TECHNICAL SERVICES, INC



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.tr.com
www.bryanttechnicalservices.com

NO.		DATE		REVISIONS		BY	
DRAWN BY: ALOAZ				CHECKED BY: BLB			
SCALE: 1" = 40'				APPROVED BY: BLB			
PROJECT NO. 16-777				DATE: 2-9-2018			

Rezoning
Pierce Park Subdivision
PZ-2018-1084

April 12, 2018



Request to rezone from:

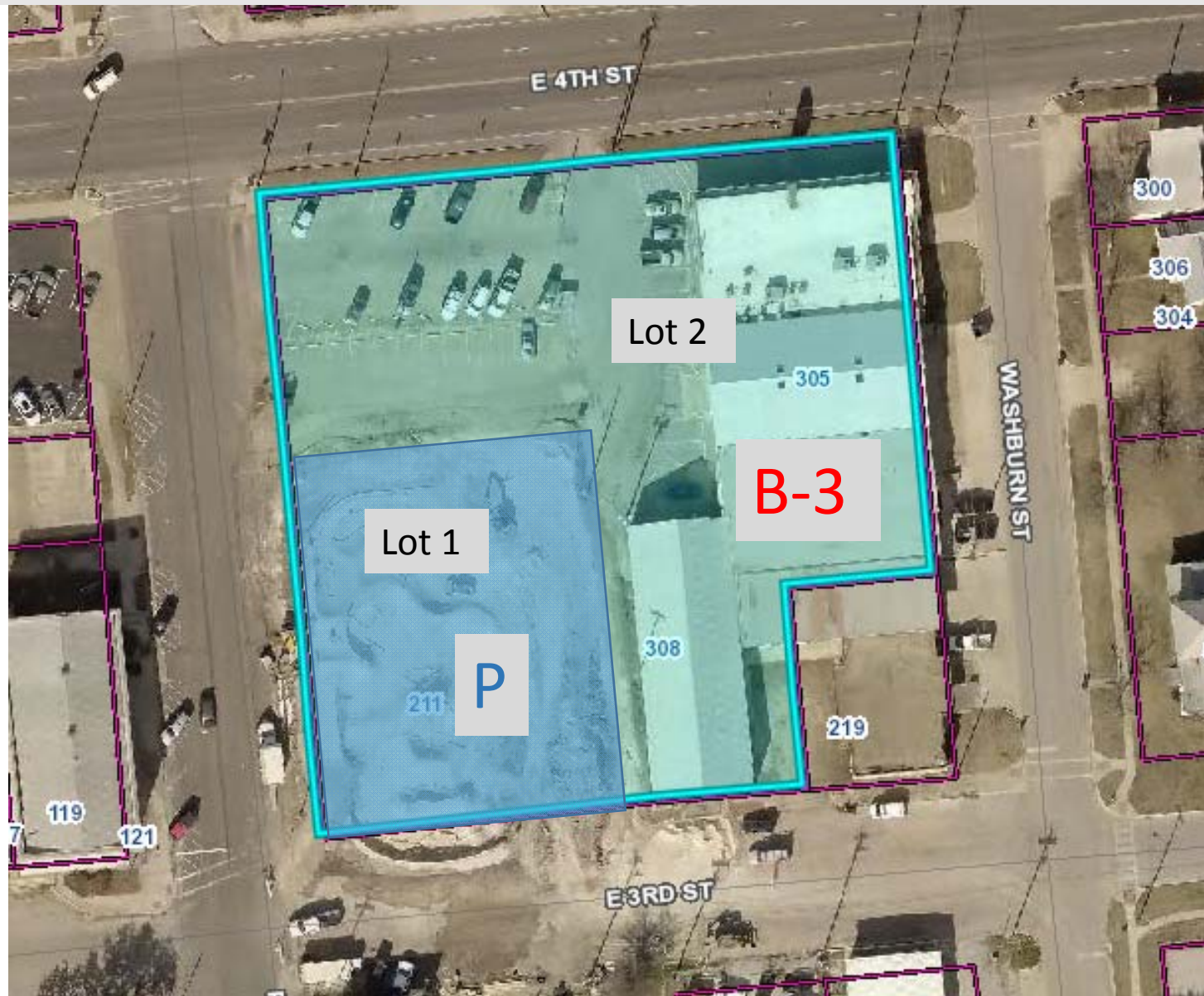
B-1 Local Business District
to

P Park District (Lot 1)
and

B-3 Central Business District
(Lot 2)



Location: Between 4th, 3rd, Porter and Washburn Streets
Legal Description: *Pierce Park Subdivision, Lots 1 & 2*



EXISTING ZONING: B-1 LOCAL BUSINESS



FUTURE LAND USE MAP:

Main St.

Porter St.

Washburn St.



PINK – Public
BLUE – Semi-Public / Institutional
White/Red - DOWNTOWN

4th St.

Subject Property

3rd St.

ANALYSIS

1. Lot 1, City owned skatepark, is best zoned the “Park” District.
 2. Lot 2 is an older developed property with site features that are non-conforming within the current B-1 District – the B-3 Districts makes that development more conforming.
 3. Future Land Use map designates the entire property as “DOWNTOWN”, which is best fulfilled with the B-3 District.
 4. Surrounding zoning, development, and uses, support B-3 District.
- 

Planning and Zoning Commission:

March 27, 2018:

The Commission made a unanimous (7-0) recommendation for approval.

STAFF RECOMMENDATION:

Approval.

*** PUBLIC HEARING REQUIRED ***



City Council Meeting April 12, 2018

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Agenda Item #: 5

Agenda Title: Approve Ordinance 2018-06, to amend Ordinance 2017-13 to include provisions allowing various alternative parking lot surface materials/systems that are not currently captured in the language in Section 6.4.4 of the Zoning Ordinance relative to the surfacing material of require parking, drive aisles, and loading zones.

Council Action to be taken: Approve

Department Submitted: Development Services

Staff Contact: Michael Elabarger, City Planner

1. PURPOSE/DESCRIPTION

This ordinance amends the original Ordinance 2017-03 by adding specific language to the governing zoning to allow and regulate alternative parking lot surface materials/systems not permitted by Section 6.4.4 of the Zoning Ordinance.

2. STAFF ANALYSIS (Why and How)

Section 6.4.4 of the Zoning Ordinance states (critical words emphasized in **red**):

4. *Surfacing. All required off-street parking and loading spaces and the driveways serving off-street parking and loading spaces shall be **paved** with asphalt, brick or other material adequate in strength to support motor vehicles and **be free from dust or loose particles**. If in R-1 or R-2 zones a lot is excessive in size as to cause an undo hardship on the owner to comply with the hard surface requirements, the owner may request a variance from the Zoning Board of Adjustment. In no case can a residence or duplex have less than twenty-five (25) feet of hard surface on their property abutting the entrance onto the street that shall also be hard surface.*

The applicant proposes the following amendments (additions) be incorporated into their zoning approval for use and development of the property:

Definition of “Alternative Paving Materials” to mean an area paved with porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or

grass in the voids) or other materials designed to allow infiltration of at least 50 percent of surface runoff during a typical rain event into an underlying stone reservoir that temporarily stores surface runoff before it infiltrates in the subsoil, City drainage system, or street.

II. Development Standards, 8. Parking – Section 8.1 Paving – Alternative paving materials are permitted for use in every parking area, subject to: (1) Any product installed within areas designated by the Fire Department as fire lane must be approved by the Fire Department. (2) Permeable interlocking concrete pavers and permeable pavers shall have a design that provides sufficient compressive strength for Fire Lanes, should they be installed in Fire Lanes. (3) Products and underlying drainage material shall be installed per manufacturers’ specifications. Sub-grade soils shall be compacted as required per the product installation specifications. (4) Decomposed granite and crushed rock may not be used unless the material is contained within the voids of a grid system. (5) All projects shall be compliant with all other provisions of the City of Taylor Code of Ordinances and any applicable standards or guidelines.

This narrative has been incorporated into the proposed Ordinance 2018-06.

3. RECOMMENDATION

The request for “restrained systems” of loose particle materials does not comply with Section 6.4.4 of the Zoning Ordinance. The applicant has the opportunity to request City Council to approve the proposed language that would deviate from the Zoning Ordinance, and give this property/project the ability to use these alternatives.

The request is not to approve any one specific type of product (ie the products contained within Exhibit B, the applicant’s Letter of Explanation and Product Details), but rather the general types of materials and/or systems of surface materials as described in the proposed language.

Staff cannot support the use of “decomposed or crushed granite” material in any form or system for vehicle parking, driveway, or loading areas. Staff suggests that “decomposed granite” and “crushed granite” be removed from the suggested language.

Staff has no specific objections to the ‘restrained systems’ that utilizes either grass or larger aggregate stone, but maintains the concern of any size and type of aggregate particles migrating into the public rights-of-way. Staff also maintains the concern that approval of any of these alternatives that are not already permitted under Section 6.4.4. could represent a precedent and lead to additional requests for these or other means of parking lot surfaces that deviate from Section 6.4.4.

The Planning & Zoning Commission held a public hearing on March 13, 2018 and made a unanimous (8-0) recommendation for approval to City Council. One member of the public spoke, with questions on the ability of persons with disabilities to maneuver on the example type of restrained system product in the applicant’s supplied materials (Exhibit B).

4. FUNDING SOURCE

N/A – Private development.

5. TIMELINE

N/A – Private development.

6. PRIOR COUNCIL ACTIONS TAKEN

August 10, 2017: Council approved Ordinance 2017-13 for a Commercial Planned Development District (C-PD) to govern the zoning and development of the property.

March 22, 2018: Council conducted a Public Hearing and Ordinance 2018-06 was introduced.

7. OTHER OPTIONS (In order of preference)

This item was discussed at a Public Hearing on March 22, 2018 and the Ordinance introduced; this is the second reading where Council takes a vote on approval or denial of the Ordinance amendment.

Council can modify the language, deny the request, or approve the language as proposed.

8. ATTACHMENTS

- 5a. [Ordinance 2018-06 with exhibits attached](#)
- 5b. [Rydell affidavit](#)
- 5c. [Presentation](#)

ORDINANCE NO. 2018-06

AN ORDINANCE AMENDING ORDINANCE 2017-13, WHICH ESTABLISHED A COMMERCIAL PLANNED DEVELOPMENT ZONING DISTRICT FOR PROPERTY CURRENTLY DESCRIBED AS OLLE SUBDIVISION, BLOCK A, LOT 1, TO ADD SPECIFIC LANGUAGE REGARDING PARKING LOT SURFACE MATERIALS AND A DEFINITION; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on March 22, 2018, to consider the request made by Cliff Olle/East Wilco 95, LLC, as Owner of the property, which property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to amend Ordinance 2017-13 by adding the following governing regulations:

Definition of “Alternative Paving Materials” to mean an area paved with porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids) or other materials designed to allow infiltration of at least 50 percent of surface runoff during a typical rain event into an underlying stone reservoir that temporarily stores surface runoff before it infiltrates in the subsoil, City drainage system, or street.

II. Development Standards, 8. Parking – Section 8.1 Paving – Alternative paving materials are permitted for use in every parking area, subject to: (1) Any product installed within areas designated by the Fire Department as fire lane must be approved by the Fire Department. (2) Permeable interlocking concrete pavers and permeable pavers shall have a design that provides sufficient compressive strength for Fire Lanes, should they be installed in Fire Lanes. (3) Products and underlying drainage material shall be installed per manufacturers’ specifications. Sub-grade soils shall be compacted as required per the product installation specifications. (4) Decomposed granite and crushed rock may not be used unless the material is contained within the voids of a grid system. (5) All projects shall be compliant with all other provisions of the City of Taylor Code of Ordinances and any applicable standards or guidelines.

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on March 13, 2018, to consider the amendment request, and recommended the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the amendment to Ordinance 2017-13.

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

SECTION 3. 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 4. In accordance with Article VIII of the City Charter, Ordinance 2018-06 was introduced before the Taylor City Council on the 22nd day of March, 2018.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2018.

Brandt Rydell,
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, 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. 2018-06, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2018, 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 _____, 2018.

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

EXHIBIT B

[Letter of Justification and Product Details]

EXHIBIT C

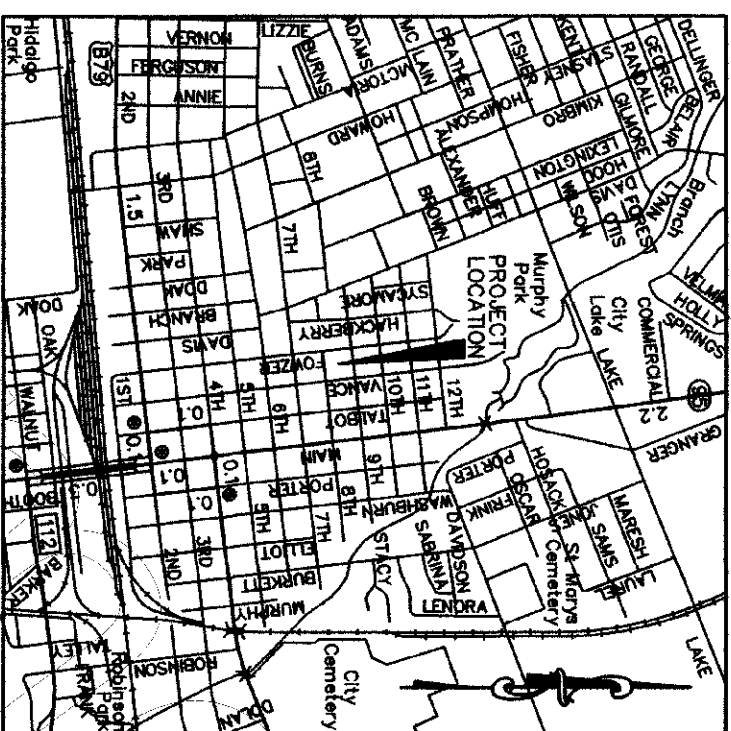
[Site Plan]

ABSTRACTS
FIND - FOUND
I.R. - IRON ROD
I.P. - IRON PIPE
C.L. - CENTERLINE
R.O.W. - RIGHT-OF-WAY
D.R.W. - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W. - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W. - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
W.D. - WARRANTY DEED
G.W.D. - GENERAL WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
W/L - DEED WITH VENDOR'S LIEN
P.O.C. - PLACE OF COMMENCING
P.O.B. - PLACE OF BEGINNING

**Final Plat of
OLLE SUBDIVISION**

being all of a 6.360 acre tract (DOC # 2016106033), a 0.934 acre tract (DOC # 2016106033), a 0.048 acre tract (DOC # 2016106033), and a save and except 0.007 acre tract (DOC # 2016106036) City of Taylor, Williamson County, Texas

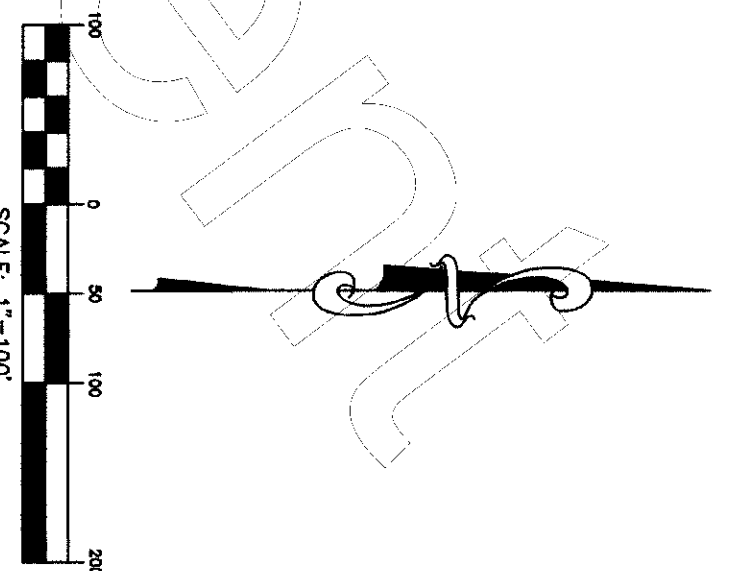
LEGEND:
DEED OWNERSHIP REFERENCES
A "0.048 ACRE TRACT"
QD - JANETTA MCCOY TO EAST WILCO 95, LLC
DOC # 2016106035 OPRWC 11-9-2016
B "0.007 ACRE TRACT"
QD - EAST WILCO 95, LLC TO JANETTA MCCOY
DOC # 2016106035 OPRWC 11-9-2016



SCALE: NONE

Line Table		
Line #	Direction	Length
L1	N83°08'22"E	133.10'
L2	N81°17'36"E	99.26'
L3	N07°07'15"W	55.30'
L4	N00°44'31"E	134.01'
L5	N00°44'31"E	70.79'
L6	N83°22'36"E	30.06'
L7	N83°22'36"E	30.06'
L8	S83°16'10"W	29.82'

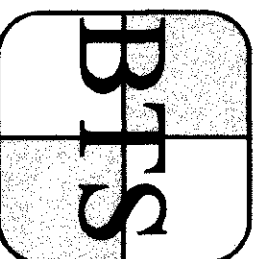
THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, THE CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.



SITE DATA:
SURVEY: J. WINSETT SURVEY, ABSTRACT NO. 661
TOTAL AREA OF SITE: 7.335 ACRES
LINEAR FEET OF NEW STREETS: NONE
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
A 10 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TAYLOR SUBDIVISION ORDINANCE, CODE OF ORDINANCES, AS AMENDED, AND WITH THE ENGINEERING MANUAL.
ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.

UTILITY PROVIDERS:
SPECTRUM - (CABLE)
AT&T - (PHONE)
ONCOR - (ELECTRIC)
AT&MOS - (GAS)
CITY OF TAYLOR - (SEWER)
CITY OF TAYLOR - (WATER)

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76754
PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@btsinc.com
www.bryantechnicalservices.com

NO. DATE		REVISIONS	BY
1.	3/23/2017	ADDRESSED CITY COMMENTS	PT

DRAWN BY: JFC	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB

PROJECT NO. 16-748 DATE: OCTOBER 26, 2016

CITY OF TAYLOR PERMIT
PZ-20171033

LEGEND:
O 1/2" IRON ROD SET (CAPPED "BRYAN TECH SERVICES")
● IRON ROD FOUND
▲ PK NAIL SET
SHEET 1 OF 2
3/24/2017 4:58 PM

NOISIAIDBNS 3770 - V LIBIHXE ECNENINIDRO - 2 INENWHCVTLT

STATE OF TEXAS &
COUNTY OF WILLIAMSON &
I, KNOW ALL MEN BY THESE PRESENTS:
THAT, EAST WILCO 95, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE
CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN
DOCUMENT NO. 2016106033 AND DOCUMENT NO. 2016106035 OF THE DEED RECORDS
OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY SUBDUCE SAID TRACTS AS SHOWN
HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON,
AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS,
RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC
PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE
KNOWN AS EAST WILCO SUBDIVISION, LOCATED IN THE CITY OF TAYLOR, WILLIAMSON
COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 21 DAY OF April
2017 AUTHORIZED PERSON
William Oile
COUNTY OF WILLIAMSON

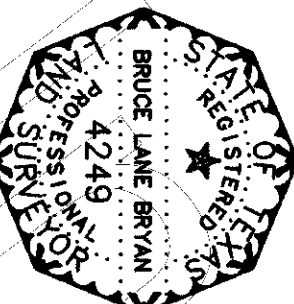
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF
April 2017.
NOTARY PUBLIC, STATE OF TEXAS
MARTHA JOHNSON
PRINTED NAME
MY COMMISSION EXPIRES: 7-28-17



ENGINEER'S CERTIFICATION
I, DENNIS W. HILL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF
TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, PARCEL, IS NOT
ENCOMPASSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS
DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD
BOUNDARY MAP, COMMUNITY PANEL NUMBER 484910033E, EFFECTIVE DATE
SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR
REGULATIONS, THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF
RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS
CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND / OR PUBLIC RIGHT
OF WAY DEDICATED BY THIS PLAT.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON
COUNTY, TEXAS, THIS 15 DAY OF April 2017



SURVEYOR'S CERTIFICATE
I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND
CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE
PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT
DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY
LINES OR ROADS PLACED EXCEPT SHOWN ON THE ACCOMPANYING PLAT, AND THAT
THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY
SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY
OF TAYLOR, TEXAS.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON
COUNTY, TEXAS, THIS 15 DAY OF April 2017



DEVELOPMENT SERVICES DIRECTOR - ADMINISTRATIVE PLATS
I, ASHLEY LUMPKIN, PLANNING DIRECTOR OF THE CITY OF TAYLOR, TEXAS DO
HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING RECORD WITH THE
COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
4/24/2017
ASHLEY LUMPKIN, PLANNING DIRECTOR DATE

Final Plat of
OLE SUBDIVISION
being all of a 6.360 acre tract (DOC.# 2016106033), a 0.934 acre tract
(DOC.# 2016106035), a 0.048 acre tract (DOC.# 2016106035), and a
save and except 0.007 acre tract (DOC.# 2016106036)
City of Taylor, Williamson County, Texas

FIELD NOTES - 2.335 ACRES
These notes describe certain tract of land located in the JOHN WINSSETT SURVEY, ABSTRACT No. 661, situated in Williamson County, Texas within the corporate city limits of
Taylor, Texas, further described as all of "Tract One - 6.360 Acres" and "Tract Two - 0.934 Acres" conveyed from Board of Trustees of the Taylor Independent School District to
East Wilco 95, LLC dated 11-9-2016 and recorded in Document No. 2016106033 Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the
direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on October 27, 2016 and being more fully described as follows:

BEGINNING at the Southwest corner of said "7.334 Acres", same being the Southwest corner of said "Tract One - 6.360 Acres" at the intersection of the North line of West 7th
Street with the East line of Davis Street; chiseled on "X" in concrete sidewalk at same corner (North position = 10,184,240.21, East position = 3,214,852.51)

THENCE North 21° 47' 59" West with the East line of Davis Street, same being the lower West line of said "7.334 Acres", a distance of 346.77 feet to a wrought iron fence corner
at the lower Northwest corner of said "7.334 Acres", same being the Southwest corner of a called "0.27 Acre" tract conveyed to Thomas C. Wagoner, et ux dated 10-20-2017
and recorded in Document No. 201707335, Official Public Records of Williamson County (OPRWC); found a 1/2" iron rod at the Northwest corner of said "0.27 Acre" tract bearing
North 21° 47' 59" West, 84.17 feet;

THENCE North 83° 08' 22" East with the South line of said "0.27 Acre" tract, same being the lower North line of said "7.334 Acres", a distance of 133.10 feet to a found 1/2"
iron rod at a wood fence corner post, same being the Southeast corner of said "0.27 Acre" tract and the Southwest corner of a called "0.701 Acre" conveyed to Janette McCoy in
a Warranty Deed dated 11-1-2011 and recorded in Document No. 2011074619, OPRWC;

THENCE North 81° 17' 36" East with the South line of said "0.701 Acre" tract, same being the lower North line of said "7.334 Acres", a distance of 99.26 feet to a "MAG Nail"
set at the Southwest corner of a called "0.048 Acre" tract conveyed in a Quitclaim Deed from Janette McCoy to East Wilco 95, LLC dated 11-9-2016 and recorded in Document No.
2016106035, OPRWC; found a 1/2" iron rod (capped Bryan Technical Services) bearing North 81° 17' 36" East, 16.95 feet, same being the Southeast corner of said "0.048 Acre"
tract;

THENCE North 07° 07' 15" West with the lower East line of said "0.701 Acre" tract, over and across said "First Tract" (Eugene Phillips), a distance of 55.30 feet to a found 1/2"
iron rod at an interior corner of said "0.701 Acre" tract;

THENCE North 00° 44' 31" East with the West line of said "0.048 Acre" tract for a total distance of 134.01 feet to a "MAG Nail" set at the North corner of "0.048 Acre" tract,
same being the South corner of a called "0.007 Acre" tract conveyed in a Quitclaim Deed from East Wilco 95, LLC to Janette McCoy dated 11-9-2016 and recorded in document
No. 2016106035, OPRWC;

THENCE North 00° 44' 31" East with the East line of said "0.007 Acre" tract, a distance of 70.79 feet to a found 1/2" iron rod at the Northeast corner of said "0.007 Acre" tract
in the South line of West 9th Street, being the Northwest corner of subject tract; found a 1/2" iron rod (capped Bryan Technical Services) bearing South 83° 10' 24" West, 9.17
feet;

THENCE North 83° 26' 15" East with the apparent North line of said "Tract One - 6.360 Acres" and said South line of West 9th Street, a distance of 325.83 feet to a found 1/2"
iron rod at the Northwest corner of an abandoned portion of Fowler Street, abandoned by the City of Taylor as set forth in Ordinance No. 010-4-92 dated 5-4-1992 and
recorded in the office of the Taylor City Clerk;

THENCE North 83° 22' 36" East with the North line of said abandoned portion of Fowler Street and said South line of West 9th Street, passing at a distance of 30.06 feet a set
1/2" iron rod (capped BRYAN TECHNICAL SERVICES) at the Northeast corner of "Tract One - 6.360 Acres", same being the Northwest corner of "Tract Two - 0.934 Acre" tract,
and continuing a total distance of 60.11 feet to a found 1/2" iron rod at the Northeast corner of said abandoned portion of Fowler Street;

THENCE North 83° 18' 54" East with said South line of said West 9th Street and North line of aforementioned "Tract Two - 0.934 Acre", a distance of 280.00 feet to the
Northeast corner of subject tract; set a 1/2" iron rod (capped BRYAN TECHNICAL SERVICES) at same corner (North position = 10,184,929.34, East position = 3,215,611.32); found
a 1/2" iron rod at a point where the South line of West 9th Street intersects the East line of Vance Street bearing North 83° 18' 54" East, 55.51 feet;

THENCE South 06° 52' 36" East with the East line of said "Tract Two - 0.934 Acre" and the West line of Vance Street, a distance of 130.74 feet to the Southeast corner of said
"Tract Two - 0.934 Acre" in the North line of the "Taylor Library Subdivision", a dedicated subdivision of record in document no. 2007105002, Official Public Records of Williamson
County (OPRWC); a point at the Northeast corner of said Taylor Library Subdivision (no monumentation found) bears North 83° 07' 26" East, 2.27 feet (did not honor);

THENCE South 83° 07' 26" West with the common line of said "Tract Two - 0.934 Acre" and said "Taylor Library Subdivision", passing a found 1/2" iron rod at the Northwest
corner of some at 280.00 feet, same being the East line of an abandoned portion of Fowler Street, abandoned by the City of Taylor as set forth in Ordinance No. 010-4-92
dated 5-4-1992 and recorded in the office of the Taylor City Clerk, and continuing with the South line of said "Tract Two - 0.934 Acre" an additional 30.14 feet for a total
distance of 310.14 feet to the Southwest corner of said "Tract Two - 0.934 Acre" in the upper East line of "Tract One - 6.360 Acres"; set a 1/2" iron rod (capped BRYAN
TECHNICAL SERVICES) at same corner;

THENCE South 06° 50' 14" East with the East line of said "Tract One - 6.360 Acres" and West line of said "Taylor Library Subdivision", a distance of 134.43 feet to a set 1/2"
iron rod (capped BRYAN TECHNICAL SERVICES) at exterior corner of said "Tract One - 6.360 Acres";

THENCE South 83° 16' 10" West with said South line of said abandoned portion of Fowler Street, a distance of 29.82 feet to a set 1/2" iron rod (capped BRYAN TECHNICAL
SERVICES) at the Northwest terminus of current Fowler Street, being an interior corner of said "Tract One - 6.360 Acres";

THENCE South 08° 53' 15" East with the lower East line of aforementioned "First Tract - 6.360 Acres" and West line of Fowler Street, a distance of 329.78 feet to a set 1/2"
iron rod (capped BRYAN TECHNICAL SERVICES) at the Southwest corner of said "First Tract - 6.360 Acres" at a point where the West line of Fowler Street intersects the North
line of aforementioned West 7th Street; found a 1/2" iron rod at the apparent Southwest corner of "Block 4 of the Dickinson Addition to the Town of Taylor", a dedicated
subdivision of record in volume 27, Page 217, DRWC, bearing North 83° 18' 10" East, 60.43 feet;

THENCE South 83° 18' 10" West with the common line of said "First Tract - 6.360 Acres" and the North line of West 7th Street, a total distance of 495.87 feet to the PLACE
OF BEGINNING containing according to the dimensions herein stated an area of 7.335 Acres of Land.

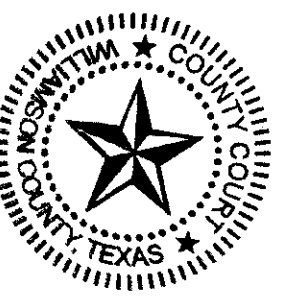
NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values. Attention is invited to
accompanying plat for further information.

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY
CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 21ST DAY
OF April 2017, A.D., AT 8:10 O'CLOCK, A.M., AND DULY
RECORDED THIS THE DAY OF April 2017, A.D.,
AT 5:50 O'CLOCK, A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN
DOCUMENT NO. 2017058242

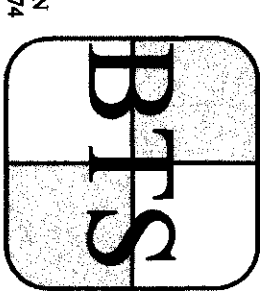
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF
SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN
ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS BY:
By: Connie Phelps DEPUTY



CITY OF TAYLOR PERMIT
PZ-20171033

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76774
PHONE: (512) 353-8990
FAX: (512) 353-9091

FIRM NO. 10128500
surveying@austin.tx.com
www.bryantechservices.com

NO.	DATE	REVISIONS	BY
1.	3/23/2017	ADDRESSED CITY COMMENTS	PT
DRAWN BY: JRG			
CHECKED BY: BLB			
SCALE: 1" = 100'			
APPROVED BY: BLB			
PROJECT NO. 16-748			
DATE: OCTOBER 26, 2016			

**Ordinance Exhibit B -
Applicant Letter of Justification and Product Details (32 pages)**

PLACE PLANNING | PRAGMATIC PRESERVATION | POLICY

February 13, 2018

RE: Request for Amendment to Ordinance 2017-13

To the City of Taylor, Texas:

East Wilco 95, the owner of the historic Taylor High School campus situated on West 7th Street, would like to request an amendment to the Planned Development for the site, specific to the parking surface material allowed for parking areas within the boundaries of the Planned Development. We believe the City of Taylor ordinances as written support parking area paving systems that are more thoughtful alternates to asphalt and concrete paving. That said, we would like to request that the Planned Development governing the site be amended to include language that clarifies and specifies the types of paving systems that are allowed by the Planned Development.

What we are proposing to use on the site is a rigid, open-cell paving system that accommodates a range of fill material, from vegetation to rock. The open-cell system is placed atop a prepared subgrade that allows drainage through the open cells so that storm water is captured prior to release rather than running across a less permeable paved surface. The cells contain the fill material, which we have viewed in a number of installation conditions on other sites. To our knowledge, the fill material, which is often a crushed stone or river rock, does not migrate, but stays contained in the cells. This is a completely different system from a gravel parking surface in which the gravel or rock is placed directly atop the prepared subgrade without a retention barrier, and due to the design of the product, we believe this open-cell, rigid paving system is in keeping with both the residential context of the site and the science of effective storm water management that does not contribute to increased runoff volumes.

Ordinance 2017-13 was approved by the Taylor City Council on August 10, 2017. In the time that has passed since Council's approval of the Ordinance, we have studied a number of options for the parking areas, with an interest in paving systems that will fit our long-term goals to develop the site in a way that has the greatest potential to mitigate storm water runoff, maintain the health of the vegetation on the property and have a low impact on the City of Taylor's infrastructure. We have identified a product that we believe best fits our goals and that leverages advances in product design and manufacturing to address water runoff. Our legal counsel advises us that this product should meet the Taylor City Ordinance 6.4.4 (below) because it is free from dust or loose particles. All the particles are contained within the rigid cells, and are therefore not "loose". We are therefore now requesting that the Planned Development, Ordinance 2017-13, be amended to reflect the paving product that we would like to install.

The City of Taylor Code of Ordinances Appendix B, Section 6.4.4-5 reads:

4. Surfacing. All required off-street parking and loading spaces and the driveways serving off-street parking and loading spaces shall be paved with asphalt, brick or other material adequate in strength to support motor vehicles and be free from dust or loose particles...
5. Drainage. All off-street parking and loading areas shall be designed with drainage facilities adequate to dispose of all storm water and to not increase storm water runoff onto adjoining properties or streets.

At present, Ordinance 2017-13, Section 8 reads:

8. Parking – All parking required in this Development Plan shall be on-Property, and not on the public right-of-way. A maximum of one hundred twenty-two (122) parking spaces designed and paved according to the Ordinances shall be required under the Development Plan. Any new buildings may require additional paved parking according to the Ordinances.

The grass area located on the Site Development Plan west of Building 1 and adjacent to Davis Street may be utilized as it exists for parking spaces. All parking in this area shall have acceptable ingress and egress. No parking spaces in the unpaved parking shall require backing or pulling directly into the right-of-way. In the event the Owner, at the Owner's sole option, elects to improve the now existing grass parking spaces, the Owner shall design, apply for a permit, and install the improvements required by the Ordinances at the time the permit is submitted.

Prior to the issuance of a Certificate of Occupancy for Building 1 or Building 2, Developer shall construct or improve existing pavement to create a minimum of ninety-five (95) paved parking spaces adjacent to Buildings 1 and 2. Paved parking shall be installed or improved pursuant to the Ordinances and this Development Plan.

Prior to the issuance of a Certificate of Occupancy for Building 4, a minimum of twenty-seven (27) new parking spaces adjacent to Building 4 must be installed pursuant to the Ordinances and this Development Plan.

In the event Property site conditions prevent installation of the number of adjacent parking spaces required for a Building, the City is authorized, at City's discretion, to grant a ten 10% per cent administrative relocation of the required number of parking spaces for the Building having the site restriction.

We are requesting that Ordinance 2017-13 of the City of Taylor, Section 8, be amended by adding the following definition:

"Alternative Paving Materials" means an area paved with porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock and restrained systems (a plastic or concrete grid system confined

on all sides to restrict lateral movement, and filled with gravel or grass in the voids) or other materials designed to allow infiltration of at least 50 percent of surface runoff during a typical rain event into an underlying stone reservoir that temporarily stores surface runoff before it infiltrates into the subsoil, city drainage system, or street.

We also request that Ordinance 2017-13 of the City of Taylor, Section 8, is hereby amended by adding a new Subsections 8.1 with language set forth as follows:

Section 8.1 Paving. Alternative paving materials are permitted for use in every parking area, subject to: (1) Any product installed within areas designated by the Fire Department as fire lane must be approved by the Fire Department. (2) Permeable interlocking concrete pavers and permeable pavers shall have a design that provides sufficient compressive strength for Fire Lanes, should they be installed in Fire Lanes. (3) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications. (4) Decomposed granite and crushed rock may not be used unless the material is contained within the voids of a grid system. (5) All projects shall be compliant with all other provisions of the City of Taylor Code of Ordinances and any applicable standards or guidelines.

Respectfully,

Britin Bostick for East Wilco 95



Britin Bostick

Principal

STEWARDSHIP STRATEGIES

512.496.0573

stewardshipstrategies.com

6.4 - Location and Design of Off-Street Parking and Loading Spaces

1. On-Site. Except as otherwise specifically provided, required off-street parking and loading spaces shall be located on the same lot as the principal use.
2. Setbacks. In all residential districts, no required off-street parking or loading space shall be located within a required front or street side setback area.
3. Ingress and Egress. Off-street parking and loading spaces shall be designed to permit exiting vehicles to enter the public right-of-way in a forward motion. No off-street parking or loading space shall be allowed that requires vehicles to "back" onto a public right-of-way. Exception is given to residential districts.
4. Surfacing. All required off-street parking and loading spaces and the driveways serving off-street parking and loading spaces shall be paved with asphalt, brick or other material adequate in strength to support motor vehicles and be free from dust or loose particles. If in R-1 or R-2 zones a lot is excessive in size as to cause an undo hardship on the owner to comply with the hard surface requirements, the owner may request a variance from the Zoning Board of Adjustment. In no case can a residence or duplex have less than twenty-five (25) feet of hard surface on their property abutting the entrance onto the street that shall also be hard surface.
5. Drainage. All off-street parking and loading areas shall be designed with drainage facilities adequate to dispose of all storm water and to not increase storm water runoff onto adjoining properties or streets.
6. Curbing. The perimeter of all off-street parking and loading areas and their access drives shall be curbed, with the exception of driveways for single-family and duplex residences. Landscape islands and other interior features within parking lots shall also be protected by curbs.
7. Striping. Off-street parking areas containing five (5) or more spaces shall be delineated by pavement striping.
8. Parking Space Dimensions. Off-street parking spaces shall be at least eighteen (18) feet in length and nine (9) feet in width, with a minimum area of one hundred sixty-two (162) square feet.
9. Loading Space Dimensions. Off-street loading spaces shall be at least fourteen (14) feet in width and forty-five (45) feet in length, with a minimum eighteen (18) foot height clearance.
10. Timing of Construction. All required parking and loading spaces, driving aisles, and access-ways shall be constructed prior to the issuance of any certificate of occupancy.
11. Use of Off-Street Parking and Loading Spaces. Required off-street parking areas shall be used solely for the parking of motor vehicles in operating condition and shall not be used for the storage of vehicles, boats, motor homes, campers, mobile homes or materials.

EXAMPLE
PRODUCT



SUPERIOR PAVING PRODUCT

WORLD'S STRONGEST PERMEABLE PAVERS



NEW PRODUCTS | 2017
READ MORE ON PAGE 7



COST SAVINGS

**LAND & PER SQUARE
FOOT SAVINGS**



100% PERVIOUS COVER

**DRIVE ON SURFACE,
WATER STORAGE BELOW**

TRUEGRIDPAVER.COM

855-355-GRID

EXAMPLE PRODUCT



GRAVEL FILL



GRASS FILL

A DESIGN...

The beauty and **simplicity** of a basic LEGO® brick has always wowed me. The fit. The **strength**. Have you ever seen one break? The versatility. Six eight-stud LEGO bricks (2x4) can be put together in 915,103,765 ways! Whatever one can imagine one can build!

With TRUEGRID®, I aspired to design a LEGO paver for the real world, more precisely a permeable one. Strength, simplicity and **modular** versatility are the legs to the grid's design. The TRUEGRID® paver is a simple, permeable paving building block for the **real** world.

...DRIVEN BY PURPOSE.

Five years ago my hero, my nine year old son Hudson, battled and survived cancer. His younger brother, my other hero and son, was born 10 weeks before his brother's diagnosis. These events shaped the course of my life.

We have a **clarity of purpose** for our business: to challenge conventional thinking and disrupt traditional paving methods; to ultimately create a better, cleaner, less toxic environment for our kids. By offering a simple new green technology that is easily actionable, together we can make an **impact** now. Less flooding. Cleaner air and water. Less heat. Less thermal pollution. Less waste in the landfill. Fewer toxins from runoff pollutants as well coal tar & asphalt. A more natural landscape.

We are very fortunate. My kids are healthy and we get to do what we love with a deep sense of purpose. Last week I myself became a one-year cancer survivor. Our team greets each day with passion, purpose and joy for our mission. Call us and you'll see. The **TRUEGRID® movement is underway**. Thank you for joining us in building a better tomorrow...now.

Barry Stiles
Founder & CEO

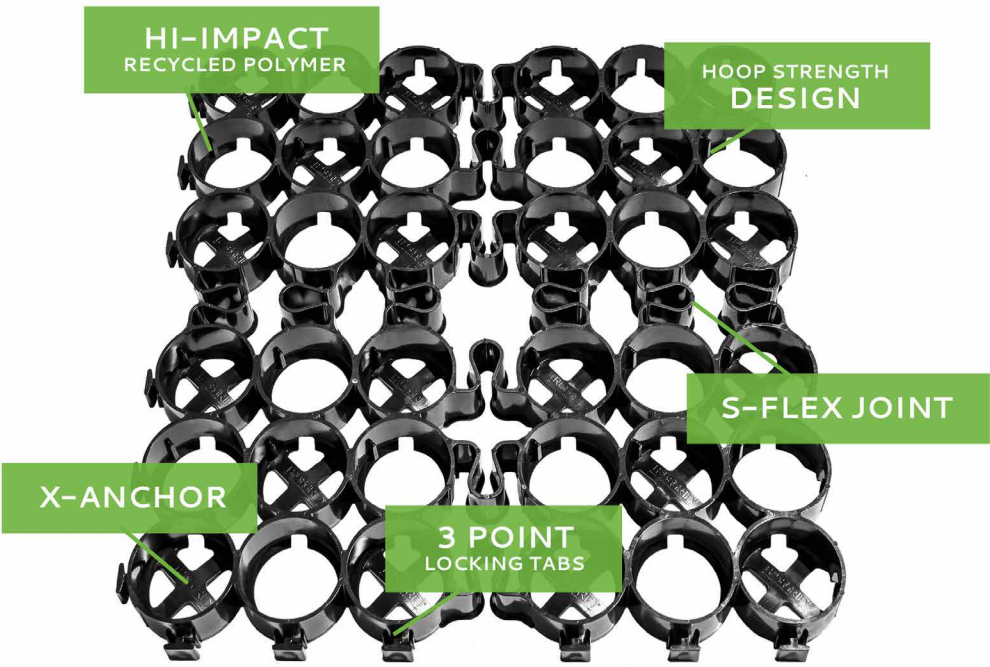
WWW.TRUEGRIDPAVER.COM

>ABOUT



EXAMPLE
PRODUCT

DESIGN FEATURES



The robust cells allow our 2 lb grid to handle over 1 million lbs per square foot load! No gravel migration, compaction or dust. **100% permeability.** The grid can be pressed together by hand, no tools, no clips. With the integral X-anchors, no staking is needed. A bottom flange prevents sinking. Other systems are either too flexible & weak & can't handle trucks or traffic; or too rigid because soils move and paving cracks! The S-Flex Joints solve these problems giving our grid the best of both. A versatile design for any climate or soil or weight or traffic load.

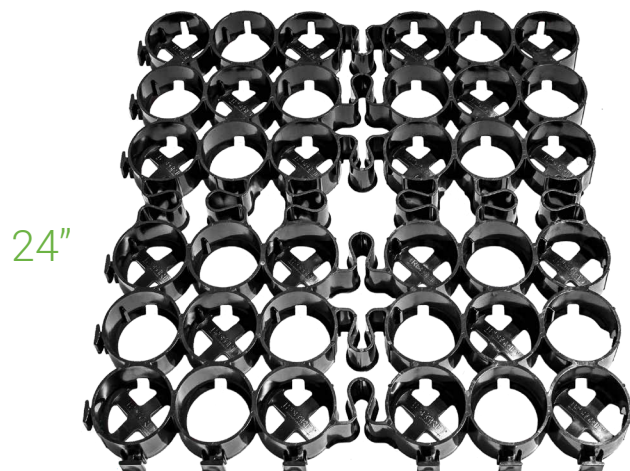
U.S. Patent No. 8,734,049

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TRUEGRID® PRO PLUS

THE COMMERCIAL PAVER



24"



1.8"

- Works with SuperSpot® Parking Markers
- Superior Patented Design
- Engineered for Heavy Loads & Heavy Traffic
- Industry-Best Strength.
- Industrial or Commercial Applications
- H20, HS20 Rated

SPECIFICATIONS:

- Dimensions: 24"x 24" x 1.8" (4 sf)
- Pre-Assembled: 16 sf per layer (4'x4' sheet of 4 grids)
- Compression Strength: 9510 psi filled.
- Permeability: 100%
- Material: 100% Post-Consumer Recycled HDPE
- Color: Black with UV Stabilizer

MORE:

- No Staking or Clips
- Works in All Climates & Soils
- May be Saw Cut



SUPERSPOT® AVAILABLE

COMMERCIAL APPLICATIONS:

- Parking Lots
- Equipment & Truck Yards
- Storage Lots
- Drive Lanes
- Roadways
- Firelanes
- Rig Sites
- Event Parking



EXAMPLE PRODUCT



SuperSpot® for TRUEGRID® PRO PLUS

- Maintenance-Free Parking Markers
- Delineate Parking for Max Efficiency
- Create Arrows & Traffic Flow Markers
- High Visibility Profile
- Heavy Loads, Heavy Traffic
- Easy Snap-Lock Installation
- Never Stripe Again

SPECIFICATIONS:

- Support Ribs for Strength
- 0.90" Domed Profile
- UV Stabilized

WWW.TRUEGRIDPAVER.COM

>PRODUCTS

>SUPERSPOTS



EXAMPLE PRODUCT PRODUCTS

WWW.TRUEGRIDPAVER.COM

>PRODUCTS

>TRUEGRID-ECO



TRUEGRID® ECO

THE RESIDENTIAL PAVER



- Superior Patented Design
- Excellent Compression Strength. Best-in-class.
- Low traffic applications
- H20, HS20 Rated

SPECIFICATIONS:

- | | |
|-------------------------|--|
| · Dimensions: | 24"x 24" x 1.0" (4 sf) |
| · Pre-Assembled: | 16 sf per layer (4'x4' sheet of 4 grids) |
| · Compression Strength: | 6200 psi filled. |
| · Permeability: | 100% |
| · Material: | 100% Post-Consumer Recycled HDPE |
| · Color: | Black with UV Stabilizer
Other Colors Available |

MORE:

- No Staking or Clips
- Works in All Climates & Soils
- May be Saw Cut
- Grass or Gravel Fill
- High Heel Friendly



SUPERSPOT® AVAILABLE

APPLICATIONS:

- Driveways
- Parking lots
- Event Parking
- Firelanes
- Grass Overflow Parking
- Community Green-Space
- Golf Cart Paths
- Walk/Bike Trails
- Pathways



WWW.TRUEGRIDPAVER.COM

> GET A QUOTE



EXAMPLE PRODUCT

WWW.TRUEGRIDPAVER.COM

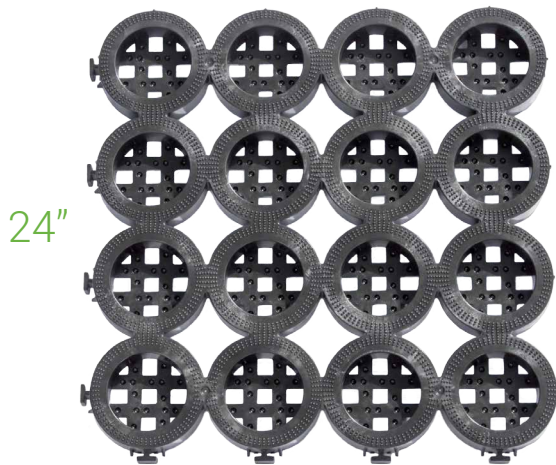
> PRODUCTS

> MACK



TRUEGRID® MACK®  NEW PRODUCT

THE INDUSTRIAL PAVER



EARTH GRABBING TEETH



- Double Wall I-Beam Construction
- Unique Patented Design
- Gridlock™ positive locks
- Earth grabbing teeth for torque strength
- Gripping traction tread surface
- 100% effective permeability
- Deep Cells for Gravel Containment

SPECIFICATIONS:

- Dimensions: 24"x 24" x 1.5" (4 sf)
- Pre-Assembled: 16 sf (4'x4') Sheets (4 grids per sheet)
- Permeability: 100%
- Material: 100% Post-Consumer Recycled HDPE
- Color: Black with UV Stabilizer

MORE:

- No Staking or Clips
- Works in All Climates & Soils
- May be Saw Cut
- 20 + Year, Virtually Maintenance Free Life


SUPERSPOT® AVAILABLE

APPLICATIONS:

- Roadways
- Construction Site Access
- Truck terminals & sites
- Heavy Traffic Drive lanes
- Military
- Extreme Applications
- Dust Control
- Service Roads



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> GET A QUOTE



ACCESSORIES

WWW.TRUEGRIDPAVER.COM

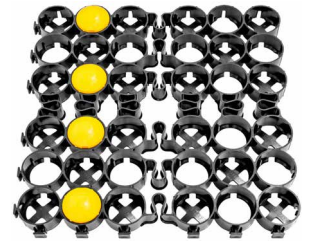
>PRODUCTS



SuperSpots®

MAINTENANCE-FREE PARKING DELINEATORS

Delineate your parking spots with easy-to-pop-in SuperSpot parking markers. No-restriping. Long-term UV resistance. Multiple color options for standard parking, fire lanes, handicapped designated spaces. Highly visible.



PRO PLUS



ECO



MACK™



THE PLATE™

EASY-TO-USE PARKING SPOT IDENTIFIER FOR PRO PLUS

Identify your spaces with easy-to-pop-in PLATE markers. Long-term UV resistance. Multiple color options for standard signs. Highly visible.

Patent Pending



7.5"



EXAMPLE PRODUCT

ACCESSORIES

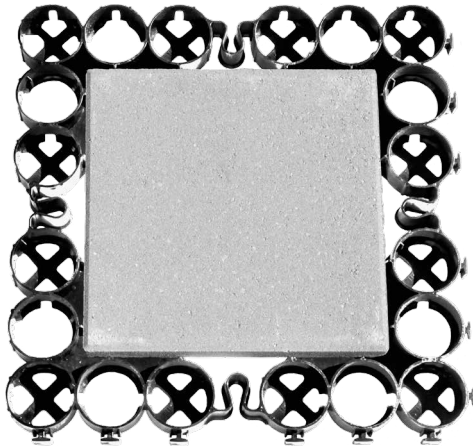
WWW.TRUEGRIDPAVER.COM

>PRODUCTS

>DECO



TRUEGRID® DECO™



A modular décor element, the TRUEGRID® DECO™ adds functional nuance to your design. Use square, round or irregular shaped step stones to build walkways, ribbon driveways or any stepping area to add character to your project. Use DECO™ alone or attach to the TRUEGRID® PRO PLUS™ paving system to create unique projects that are not only pleasing to the eye but sustainable.

FEATURES:

- Fits most 16" x 16" x 2" or smaller stone pavers
- 100% Post-Consumer Recycled HDPE
- Fits square, round or any irregular shaped stones
- Connects with TRUEGRID PRO PLUS
- Border cells allow for gravel or grass fill
- Drain through and detain under grid
- Stone paver not included



SPECIFICATIONS:

- | | |
|------------------|---|
| · Dimensions: | 24"x 24" x 1.8" (4 sf) |
| · Pre-Assembled: | 16 sf (4'x4') sheets (4 grids per sheet) |
| · Permeability: | 100% |
| · Material: | Recycled High Density Polyethylene (100% post-consumer) |
| · Color: | Black with UV Stabilizer |

APPLICATIONS:

- Walkways
- Driveways
- Poolside
- Garden Paths
- Light Commercial Parking
- Dog park paths
- Common areas walks
- Patios

EXAMPLE PRODUCT GREEN

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>ENVIRONMENT



TRUEGRID® is Eco-friendly from manufacture to end use.



Made from 100%
post-consumer
recycled HDPE.

100% Permeable. Up to 100% of runoff water pollutants are removed via bioremediation.

Impact Scorecard

MEASURE THE DIFFERENCE



150K^{SF}
600 Car Lot

CO₂ SAVED

967^{TONS}



PLASTIC RECYCLED

204K^{LBS.}



STORMWATER DETAINED

40K^{CUBIC FT}



LEED Credit Opportunities With TRUEGRID®



STORMWATER
MANAGEMENT



RECYCLED
CONTENT



INNOVATION
& DESIGN



MATERIALS
& RESOURCES

Tons of CO₂ emissions from the manufacturing of cement are eliminated. Millions of lbs of plastic are kept out of landfill and recycled from a consumable to a 60 year life cycle useful product. Detention is added and flooding from stormwater is reduced. Coal tar & asphalt toxins are eliminated.

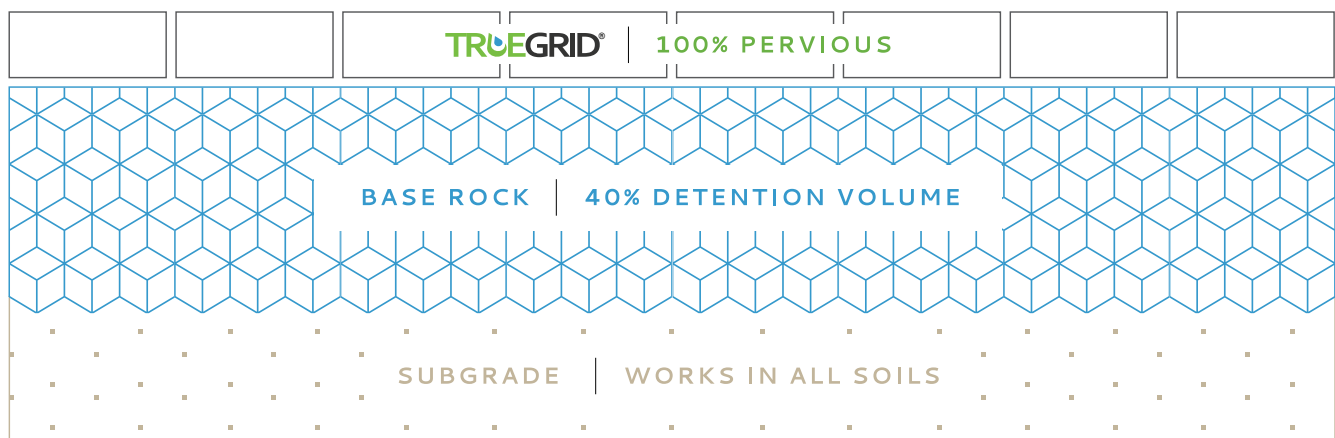
“ We do not inherit the earth from
our ancestors; we borrow it
from our children.”

Unknown Native American Quote

EXAMPLE PRODUCT

COMPETITION COMPARISON

SPECIFICATION	TRUEGRID	ROLL-OUT PLASTIC PAVERS	CONCRETE PAVERS
Strength (filled)	9510 psi	5730 psi	5000
Flexural Strength	High	None (rolled paver)	High
Weight (lbs/sf)	1.32	0.42	37
Tensile Strength	2852 lbs	458 lbs	NA
Fill rock size	Up to 1"	Up to 3/8"	NA
Staking	Not Required	Required	NA
Installation	1000 sf/hr	NA	Slow
Recycled content	100% post consumer	100%	0
Porosity	90%	90%	37%
Wall thickness	.250"/.150"	.104"	NA
Paver depth	1.8"	1.0"	2"
Cell Size (ID)	3.2"	2.15"	NA
Flexibility	Rigid w/ Flex joints	Flexible	Rigid
Adjoining cell walls	Yes	No	No
Flex joints	Yes	No	No
Joint type	Tab	Snap	None
Shear Transfer Strength	High	Low	None





“Man is a phase of nature, and only as he is related to nature does he matter, does he have any account whatever above the dust.”

Frank Lloyd Wright

Endless Gravel Fill Options:



- Beauty
- Performance
- Sustainability

Achieve harmony & balance development with nature. Gain space for inspired functionality & green, creative livability. Retain & reuse stormwater onsite. Natural, upscale aesthetic. ADA compliance. Design with TRUEGRID®.

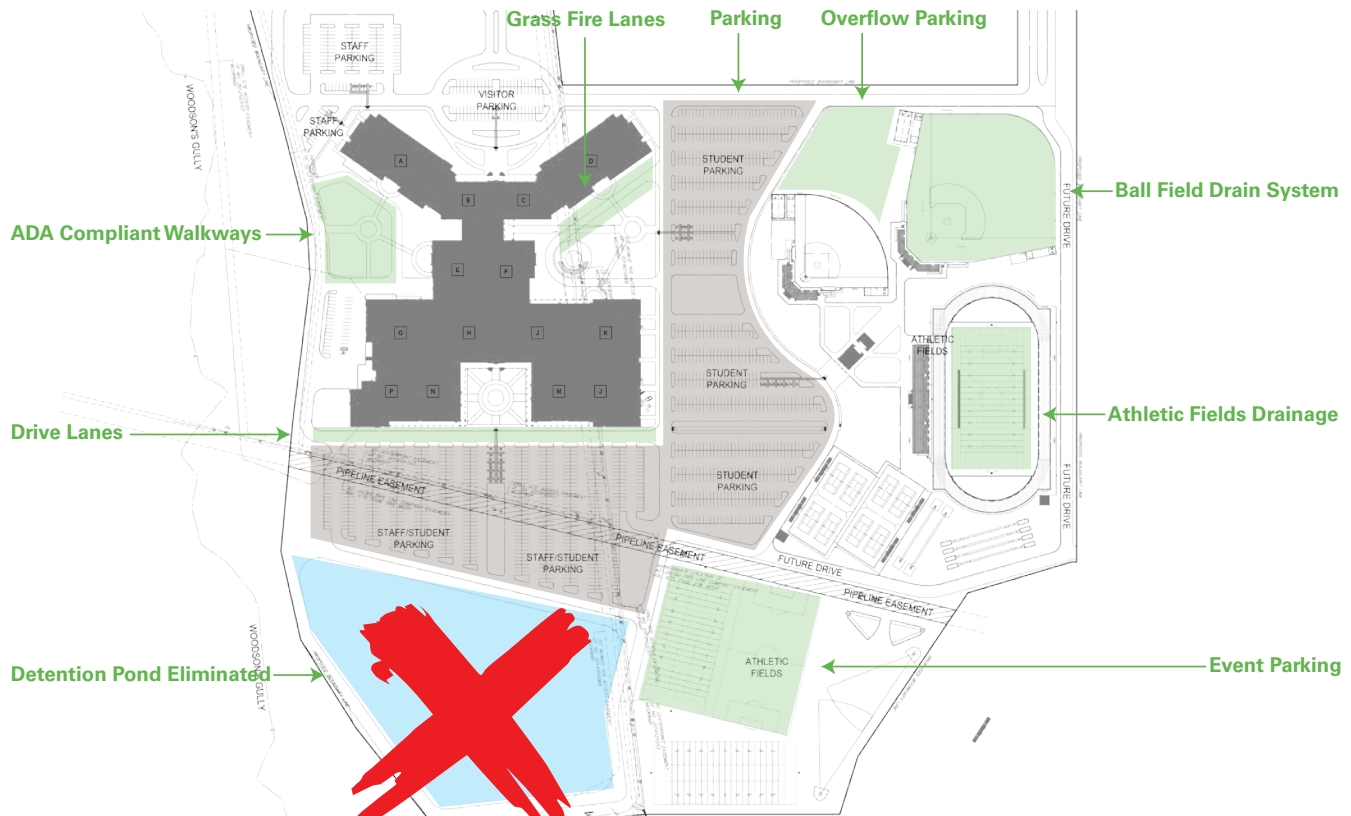
EXAMPLE PRODUCT

DEVELOPERS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROFESSIONALS



- 100% Land Utilization
- Durable & Pervious Cover
- Dollars

Save land & eliminate or reduce detention ponds. Drive on surface with detention under your parking lot. Maintenance-free 25 to 60 year life. Heavy traffic, heavy loads. TRUEGRID® counts as 100% pervious cover. Construction costs up to 30% less than concrete. Sustainable, upscale natural aesthetic. LEED eligible. Build with TRUEGRID®.



"Buy land, they're not making it anymore."

Mark Twain

EXAMPLE PRODUCT ENGINEERS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROFESSIONALS



- Detention
- Durability
- Dollars

“ Some people don’t like change, but you need to embrace change if the alternative is disaster.”

Elon Musk

Control flooding and manage stormwater. Best-in-class, engineered strength, structure & soil stabilization with TRUEGRID®. Heavy traffic, heavy loads. H20, HS20 rated. 25+ year life. Save on construction costs (up to 50%) and land. Specify TRUEGRID®.

EXAMPLE PRODUCT

WORKS IN ALL CLIMATES AND SOILS

STORM WATER DETENTION



**100% PVIOUS
COVER**



**800+ INCHES/HOUR
INFILTRATION RATE**



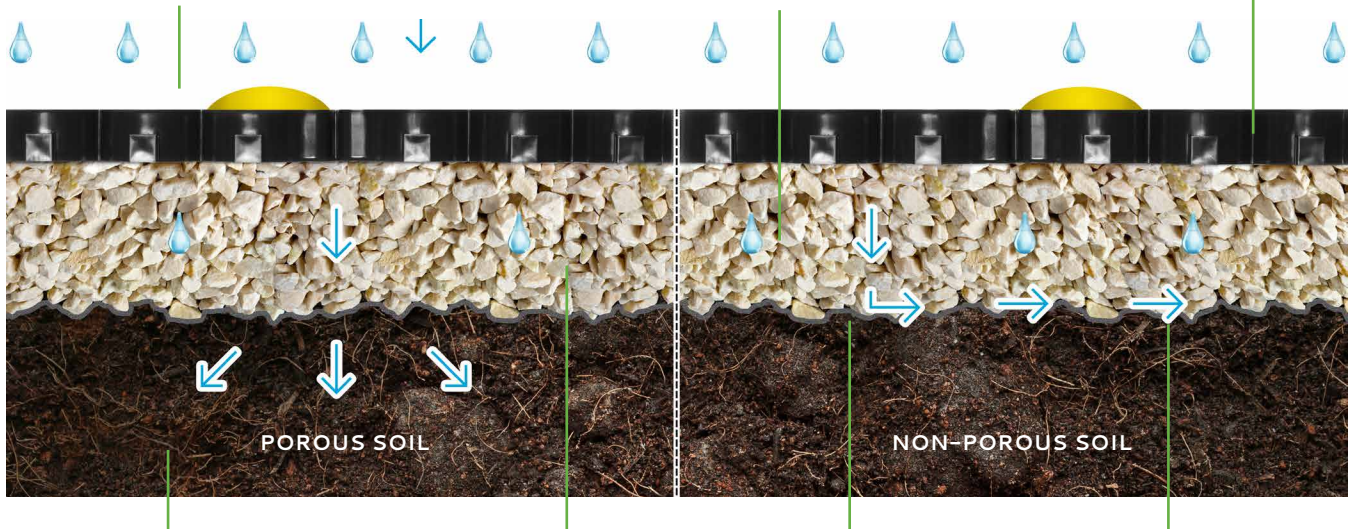
**0.0 - 0.05 RUNOFF
COEFFICIENT**

**CLEAN / WASHED
ANGULAR AGGREGATE**

**STORM WATER
INFILTRATION**

**SUBBASE DEPTH CAN VARY FOR LOADING OR
STORM WATER DETENTION REQUIREMENTS**

TRUEGRID®



**STORM WATER NATURALLY
PERCOLATES INTO SOIL**

**40% VOID SPACE ALLOWS FOR
STORM WATER STORAGE**

**GEOTEXTILE
FABRIC**

**SHEET FLOW OR DIRECT
USING PERFORATED PIPE**

HOW TO CALCULATE STORM WATER DETENTION CAPACITY

Detention Capacity = TRUEGRID Area (A) x Total Aggregate
Depth (d) x 40% Void Space = $A \times d \times 0.40$

WHERE:

d = Depth of Subbase + TRUEGRID Height

EXAMPLE:

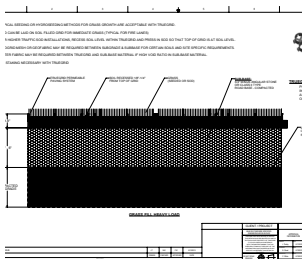
1 Acre Lot, TRUEGRID PRO PLUS, 8in Sub Base
Fill & Sub Base - 3/4" Clean/Washed Angular Stone
Detention Capacity = $A \times d \times 0.40$

WHERE:

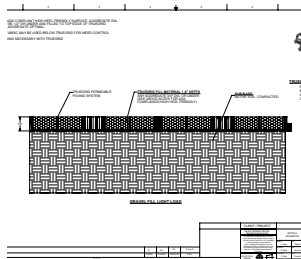
A = 1 Acre = 43,560 sf
d = 8 in + 1.8 in = 9.8 in = 0.8 ft
Detention Capacity = $43,560 \times 0.8 \times 0.4 = 13,939$ cf

Go to TECHNICAL INFO on TRUEGRIDpaver.com for typicals. Call for site specific questions: 1-855-355-GRID (4743)

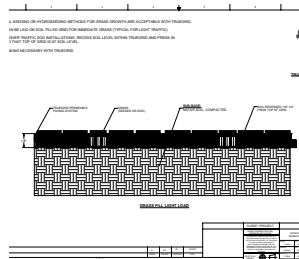
1. Grass Fill Heavy Load



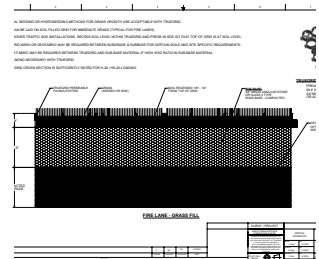
2. Gravel Fill Light Load



3. Grass Fill Light Load



4. Fire Lane



EXAMPLE PRODUCT

CITY PROFESSIONALS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROFESSIONALS



- Stormwater Management
- Urban Heat Island (UHI) Reduction
- Functional Green-Space

Reduce flooding and manage stormwater with TRUEGRID®. Added detention volume. 100% pervious cover. Improved water quality & more parking. Cooler than asphalt or concrete. No gravel migration. Key tool in federal (EPA), state, county and city LID (Low Impact Development) guidelines and BMP's. Code with TRUEGRID®.

1. Stormwater Detention Underneath



FLODOT Underpass Project

2. Drive on Durable Surface



EXAMPLE PRODUCT

CONTRACTORS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROFESSIONALS



- Advantageous Price & Service Differentiator
- Eco-Friendly Offering
- Easy-to-Install

Gain a cost and speed advantage over conventional paving. Differentiate from competitors as a preferred TRUEGRID® installer with a green, pervious, coded, less expensive paving system. Pave with TRUEGRID®.

1. Grade the site



2. Lay, compact base



3. Drop the grid



4. Fill the grid



EXAMPLE PRODUCT PROJECTS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

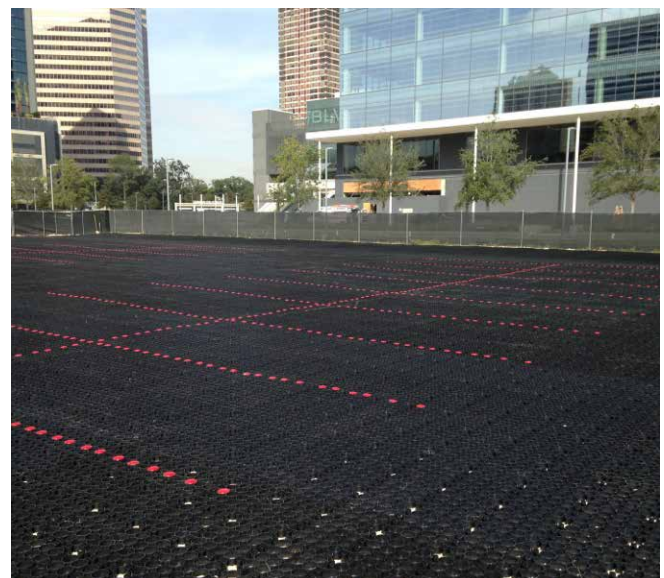
>PROJECTS



Whole Foods Market®

"Great product. Went in quick. Our ADA compliant lot was down in time for the holidays."

John Fox (Construction Supervisor)



EXAMPLE PRODUCT

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>CASE STUDIES



READ THIS CASE STUDY & MORE:
How one man found **\$5 Million in a Hole**



Google®

FACT

TRUEGRID was tested and chosen over all other paving options by site engineers for Google at the Mountain View campus. Eco-friendly, durable and 100% permeable.



Pocono Raceway®—NASCAR®

"The new installed walkways were a huge success with our fans. The ease of installation and maintenance... we intend to once again use TRUEGRID® Pavers throughout. It's a great product and fits in with our sustainability efforts."

Brandon Igdalsky – CEO

EXAMPLE PRODUCT PROJECTS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROJECTS



Fire Lane

"We've completed all the tests. As far as supporting the truck as a driving material, we didn't have any issues there. When we set the outriggers up, in a normal operation with the pads underneath the outrigger, we were able to take the truck to its extreme test with all the weight all on one side. So that test was a success. We then took the outriggers without the pads and to increase the concentrated load on the system. It even supported those."

Fire Chief McCaskill



Self-Storage

"We got pervious cover credit for our entire lot and eliminated the entire 2.5 acre detention pond."

Hank Daughtry – New Braunfels Self Storage

EXAMPLE PRODUCT

TRUEGRID® CASE STUDY

PARKING LOT EXPANSION

AutoNation® car dealership increases inventory lot space while saving almost half a million dollars.

PROBLEM:

Design a solution that will allow AutoNation to expand its current car inventory lot without spending more money on land.

CHALLENGES:

High cost for concrete, detention pond and drainage system cost, Maximize Land Utilization for Space Challenged Dealership, Stormwater detention requirements for site for flood prone areas.

SOLUTION:

100 extra spaces is a grand slam to the dealership. The entire detention pond was eliminated with the 100% pervious TRUEGRID® system and by transferring all of the required stormwater detention volume into the base and the gravel filled grid. Rain infiltrates the surface at over 800 inches/hour and there is no runoff. SuperSpot® parking markers were used instead of striping paint for maintenance free striping.

TRUEGRID® VS. CONCRETE

- | | | |
|---|------------------------------|------------------------------|
| - Land Savings: 25,000 sq ft. | - 100% Pervious Cover Credit | - 100 extra parking spaces |
| - Contruction Cost Savings: \$480k | - 100% Land Utilization | gained on the 500 space lot. |
| - Elimination of sepearte detention pond. | - Zero Runoff | |



ESTIMATED SAVINGS USING TRUEGRID

CONSTRUCTION COSTS
(Sq Ft over entire site vs. concrete.)

\$360,000

DETENTION POND & DRAINAGE
CONSTRUCTION SAVINGS

\$120,000

TOTAL SAVINGS

\$480,000

EXAMPLE PRODUCT PROJECTS

WWW.TRUEGRIDPAVER.COM

>RESOURCES

>PROJECTS



U.S. Military

"They spec TRUEGRID® because of the its eco-friendliness as well as strength to handle anything."

Chris Smith- Gilmore Environmental Consulting



Industrial

"Our trucks and equipment don't get stuck anymore when it rains. The grid keeps us working."

David Bourgeois – (Purchasing Manager) Petrochem

EXAMPLE
PRODUCT



PROJECTS

SUPERBOWL LI® – CLUB NOMADIC® POP-UP NIGHT CLUB

- 62,500 sf parking lot installed in 10 days
- 3 story metal nightclub installed in 60 days
- 100% Land Use - TRUEGRID lot eliminated detention pond



**EXAMPLE
PRODUCT**

"Design is not just what it looks like and
feels like. Design is how it works."

STEVE JOBS



TRUEGRID® MADE
True to your project. True to the environment.  U.S.A.

2500 Summer Street Ste 3225
Houston, TX 77007
© 2017



TRUEGRIDPAVER.COM

855-355-GRID

EXAMPLE
PRODUCT





EXAMPLE
PRODUCT



EXAMPLE
PRODUCT

NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO & PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
3. TRUEGRID PRO & PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20/HS-20 LOADING AND GREATER.
4. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUB-GRADE & SUB-BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
5. INCREASE SUB-BASE DEPTH FOR INCREASED STORM WATER DETENTION.
6. NO STAKING NECESSARY WITH TRUEGRID PRO & PRO PLUS WHEN SLOPE IS BELOW 10 DEGREES. ASSESS PROJECT, AS NEEDED.
7. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
8. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
PRE-ASSEMBLED, DELIVERED IN 4' X 4' SHEET, RECOMMENDED
AS NEEDED NO EXTRA TOLLING OR ACCESSORIES REQUIRED

ADJOINING FINISH GRADE TRUEGRID
SURFACE FLUSH OR SLIGHTLY RECESSED

SUB-BASE
3/4" OR CLEAN, WASHED ANGULAR STONE
FOR DETENTION OR ROAD
BASE, STONE OR CLASS II TYPE ROAD
BASE, COMPACTED WHEN NO DETENTION
OR HEAVY DRAINAGE NEEDED.

TRUEGRID FILL MATERIAL 1.8" DEPTH
ANY AGGREGATE #4 DIA. OR 5/8"
DIA. CLEAN, WASHED

TRUEGRID PERMEABLE
PAVING SYSTEM

40% VOID SPACE FOR DETENTION IN
CLEAN, UNIFORM, ANGULAR BASE STONE

GEOGRID MESH OR
GEOFABRIC
LOCATION LOCATION:
SEE NOTE #4



APPLICATION:

HEAVY LOAD PARKING LOT, FIRE LANES,
EQUIPMENT YARD, SERVICE ROADS.

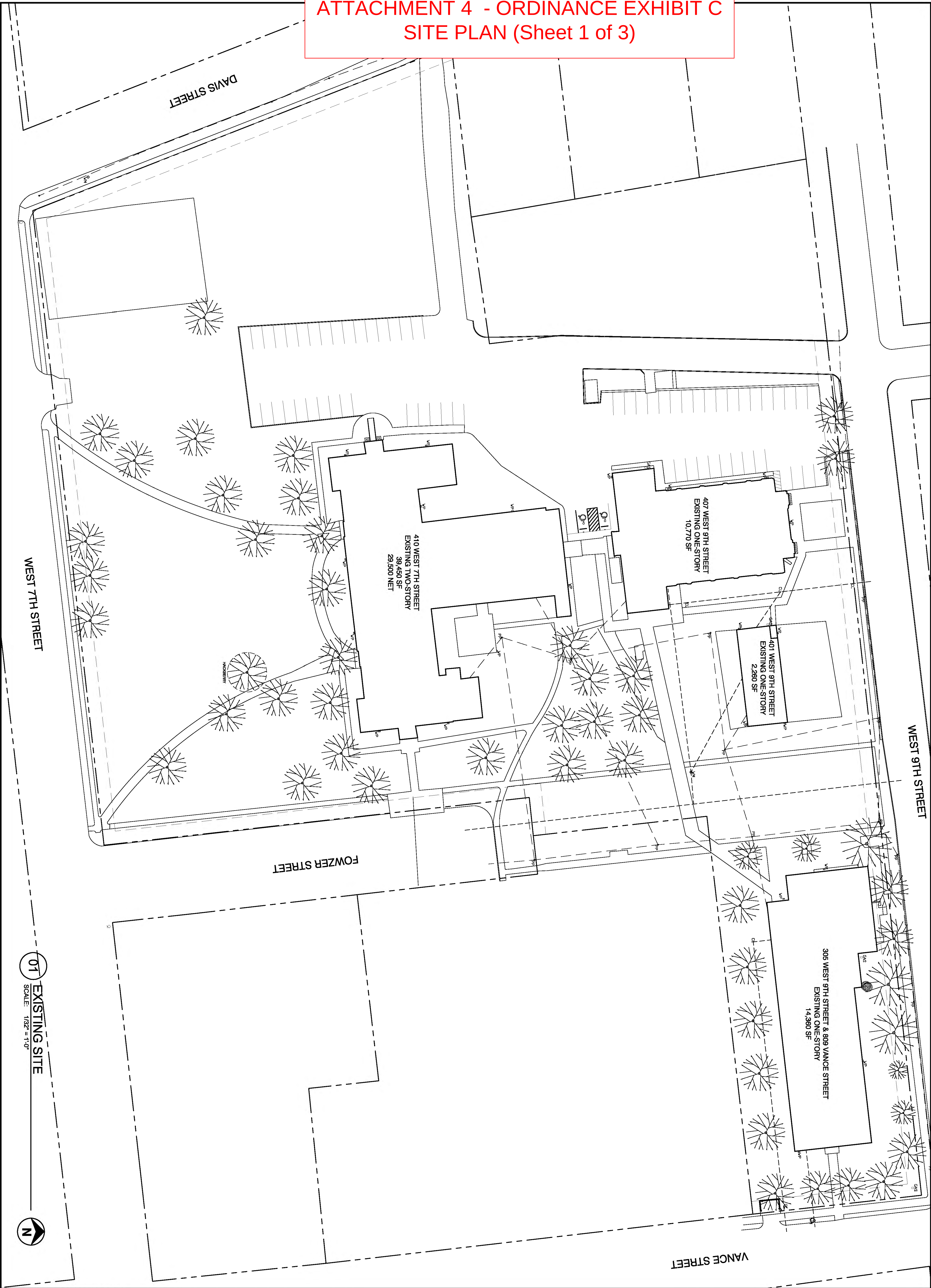
GRAVEL FILL HEAVY LOAD TRUEGRID PRO & PRO PLUS

Q2	REV	REVISION				DATE			
		1	2	3	4	5	6	7	8

CLIENT / PROJECT		APPROVAL INFORMATION		TRUEGRID	
IN THESE CIRCUMSTANCES, THE DESIGNER HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE TRUEGRID PRODUCT IS APPROPRIATE FOR THE PROJECT. THE DESIGNER HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE TRUEGRID PRODUCT IS APPROPRIATE FOR THE PROJECT.		DATE	DATE	TRUEGRID GRAVEL FILL INSTALLATION HEAVY LOAD	
PROJECT NAME		PROJECT NO.	PROJECT NO.	TRUEGRID GRAVEL FILL INSTALLATION HEAVY LOAD	
PROJECT NO.		PROJECT NO.	PROJECT NO.	TRUEGRID GRAVEL FILL INSTALLATION HEAVY LOAD	
PROJECT NO.		PROJECT NO.	PROJECT NO.	TRUEGRID GRAVEL FILL INSTALLATION HEAVY LOAD	

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PROJECT NAME		PROJECT NO.	PROJECT NO.	TRUEGRID GRAVEL FILL INSTALLATION HEAVY LOAD	
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PROJECT NO.		PROJECT NO.	PROJECT NO.	TRUEGRID GRAVEL FILL INSTALLATION HEAVY LOAD	

ATTACHMENT 4 - ORDINANCE EXHIBIT C
SITE PLAN (Sheet 1 of 3)



ISSUED FOR REZONE

DATE	ISSUED FOR
9/13/17	ISSUED FOR PERMIT
9/29/17	REVISION 1
11/8/17	REVISION 2
11/14/17	REVISION 3
12/08/17	REVISION 4
02/22/18	ISSUED FOR REZONE

EXISTING SITE
PROJECT NO. 08.01.0423
SHEET NO. A0.2

TAYLOR HIGHSCHOOL
ANNEX REMODEL
305 WEST 9TH STREET
& 809 VANCE STREET, TAYLOR, TX

EAST

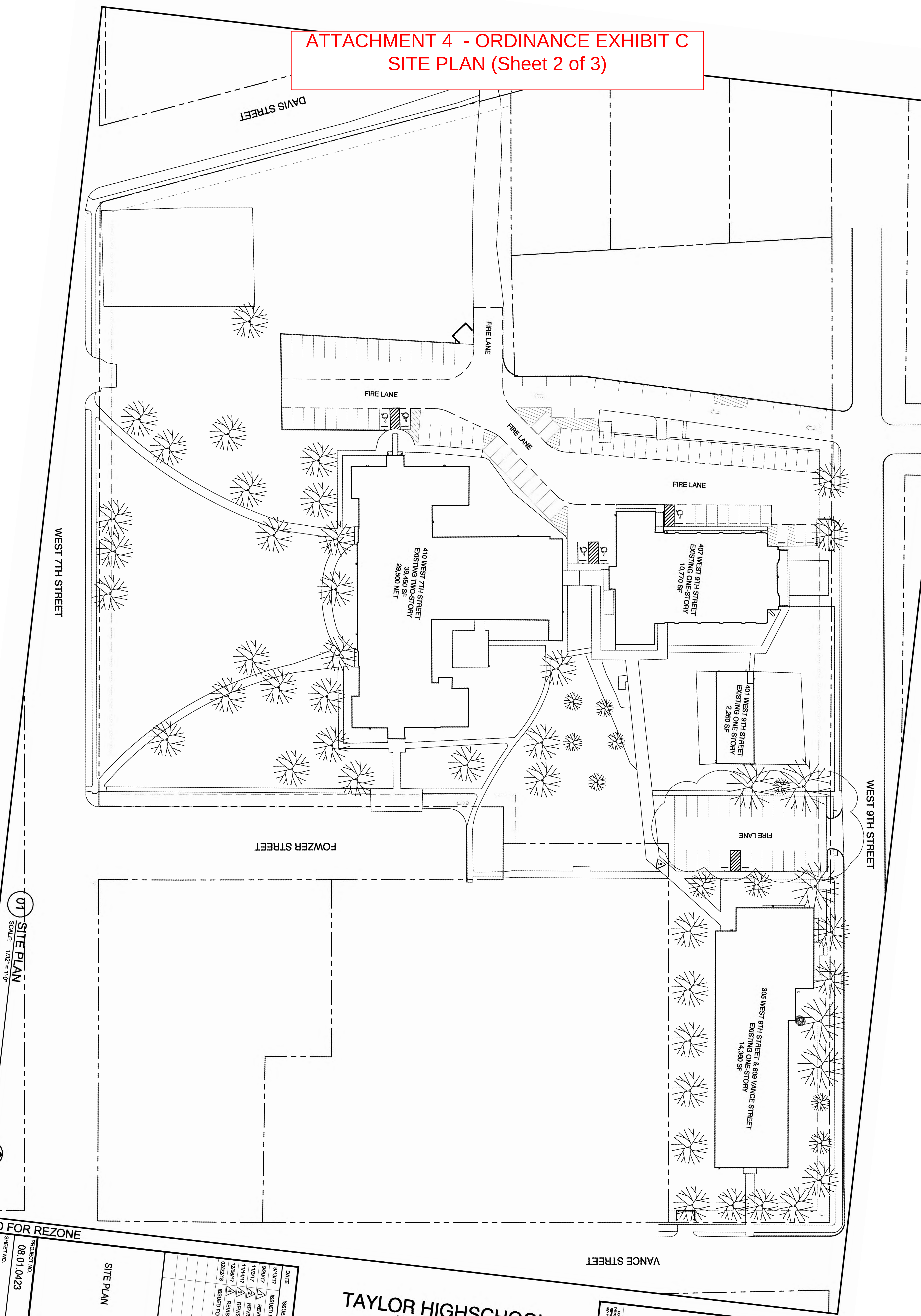
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WILCO

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ATTACHMENT 4 - ORDINANCE EXHIBIT C
SITE PLAN (Sheet 2 of 3)



01 SITE PLAN
SCALE: 1/32" = 1'-0"

FOR REZONE

DATE	ISSUED FOR
9/13/17	ISSUED FOR PERMIT
9/29/17	REVISION 1
11/3/17	REVISION 2
11/14/17	REVISION 3
12/6/17	REVISION 4
02/22/18	ISSUED FOR REZONE

SITE PLAN

PROJECT NO.
08.01.0423

SHEET NO.

TAYLOR HIGH SCHOOL
ANNEX REMODEL
305 WEST 9TH STREET
& 809 VANCE STREET, TAYLOR, TX

EAST

95

WILCO

STEWARTSHIP STRATEGIC

PLANNING & DESIGN

10000 WILCO STREET, SUITE 100, TAYLOR, TX 77785

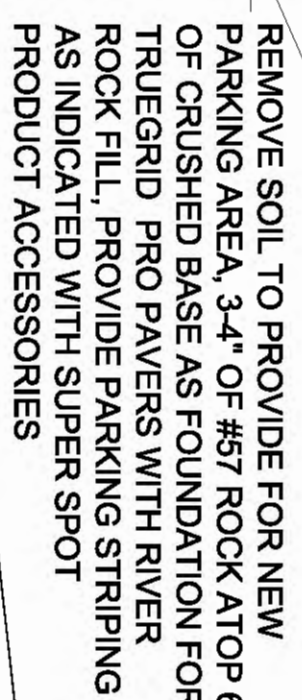
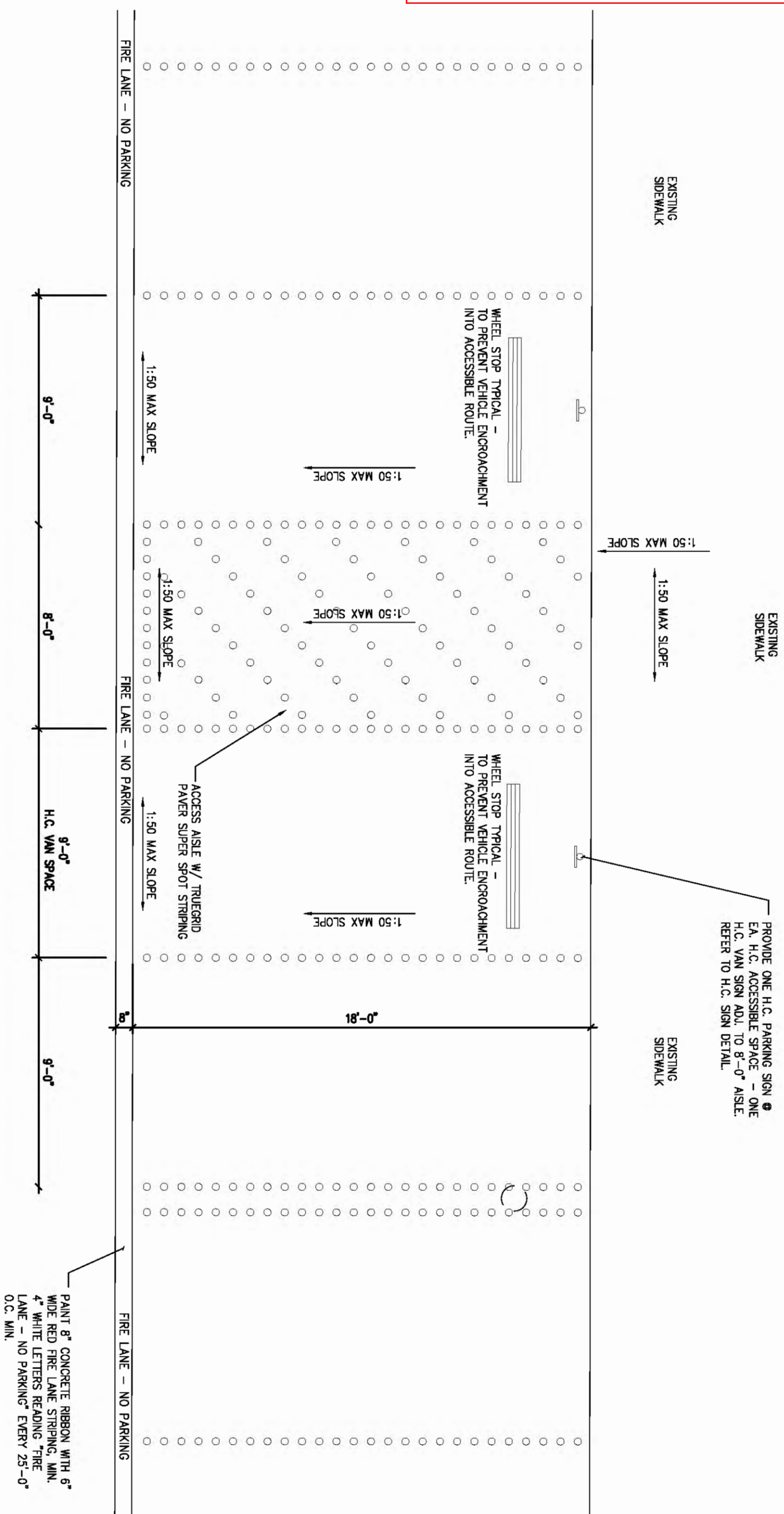
TEL: 281.255.1234

WWW.STEWARTSHIPSTRATEGIC.COM

CONTRACT NO. 2017-0000000000

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ATTACHMENT 4 - ORDINANCE EXHIBIT C
SITE PLAN (Sheet 3 of 3)



**ENLARGED SITE
PLAN &
DETAILS W/
REZONE DESIGN**

EAST
95
WILCO

TAYLOR HIGH SCHOOL
ANNEX REMODEL

**305 WEST 9TH STREET
& 809 VANCE STREET, TAYLOR, TX**

A1.1

AFFIDAVIT
(City Council)

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Brandt Rydell (Name) as a member of the City of Taylor City Council make this affidavit and hereby on oath state the following:

I, and/or a person or persons related to me, have a substantial interest in a business entity that would be peculiarly affected by a vote or decision of the Council as those terms are defined in Chapter 171, Local Government Code.

The business entity is: Cliff Olle/East Wilco 95, LLC (Name)
Date of Meeting: April 12, 2018 Agenda Item Number: 5

____Julie Rydell, spouse_____ (“I” or name of relative & relationship) (have/has) a substantial interest for the following reasons (check all which are applicable):

_____ Ownership of 10% or more of the voting or shares of the business entity.

_____ Ownership of \$15,000 or more of the fair market value of the business entity.

_____ Funds received from the business entity exceed 10% of ____ (my, her, his) income for the previous year.

_____ Real property is involved and _____ (I, he, she) have an equitable or legal ownership with a fair market value of at least \$2,500.00.

_____ A relative of mine has a substantial interest in the business entity or property that would be affected by a decision of the public body of which I am a member.

_____ Other: _____

Upon filing of this affidavit with the City Secretary, I affirm that I will abstain from voting on any decision involving this business entity and from any further participation on this matter whatsoever.

Signed this _____ day of _____, 20__.

Signature of Official _____

Title _____

BEFORE ME, the undersigned authority, this day personally appeared _____
and on oath stated that the facts herein-above stated are true to the best of _____(his/her)
knowledge or belief.

Sworn to and subscribed before me on this _____ day of _____, 20____.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

410 West 7th Street East Wilco 95, LLC

PZ-2018-1081

**Amend Ordinance 2017-13, Commercial-Planned
Development District**

April 12, 2018



PROPERTY



Background:

Property rezoned to a Commercial – Planned Development (C-PD) District with the underlying base district of General Business District (B-2) in 2017.

Ordinance 2017-13 laid out any deviations from the adopted City Zoning Ordinance, guiding redevelopment of the property.

Request:

Propose amendments to the C-PD Ordinance, allowing alternate parking lot surface materials to that which is permitted by the City Zoning Ordinance.



Section 6.4.4 of the Zoning Ordinance, which reads (**critical word emphasized in red**):

4. *Surfacing. All required off-street parking and loading spaces and the driveways serving off-street parking and loading spaces shall be **paved** with asphalt, brick or other material adequate in strength to support motor vehicles and **be free from dust or loose particles**. ~~If in R-1 or R-2 zones a lot is excessive in size as to cause an undo hardship on the owner to comply with the hard surface requirements, the owner may request a variance from the Zoning Board of Adjustment. In no case can a residence or duplex have less than twenty-five (25) feet of hard surface on their property abutting the entrance onto the street that shall also be hard surface.~~*

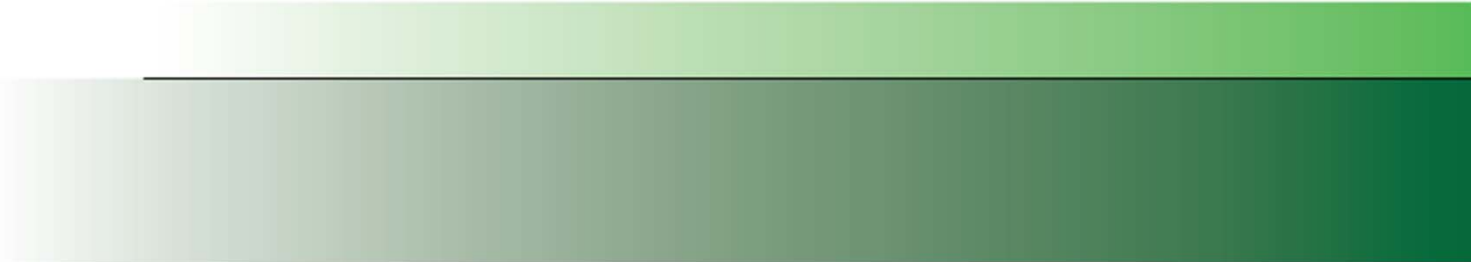
PROPOSED AMENDMENT LANGUAGE

Definition of “Alternative Paving Materials”

An area paved with porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids) or other materials designed to allow infiltration of at least 50 percent of surface runoff during a typical rain event into an underlying stone reservoir that temporarily stores surface runoff before it infiltrates in the subsoil, City drainage system, or street.



II. Development Standards, 8. Parking – Section 8.1 Paving – Alternative paving materials are permitted for use in every parking area, subject to:

- (1) Any product installed within areas designated by the Fire Department as fire lane must be approved by the Fire Department.
 - (2) Permeable interlocking concrete pavers and permeable pavers shall have a design that provides sufficient compressive strength for Fire Lanes, should they be installed in Fire Lanes.
 - (3) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.
 - (4) Decomposed granite and crushed rock may not be used unless the material is contained within the voids of a grid system.
 - (5) All projects shall be compliant with all other provisions of the City of Taylor Code of Ordinances and any applicable standards or guidelines.
- 
- A decorative horizontal bar at the bottom of the page, consisting of two overlapping rectangular sections. The top section is a light green gradient, and the bottom section is a darker green gradient, creating a layered effect.

ANALYSIS

The following could all be viewed as permitted under Section 6.4.4. so long as they proved structural strength and stability.

- Porous asphalt
- porous concrete
- permeable interlocking concrete pavers
- permeable pavers

Decomposed granite, crushed rock and “restrained systems (*a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids*)” that include small rock materials per the TRUEGRID exhibits do not meet the Section 6.4.4. requirement that the surface material “*be free from ... loose particles*”.

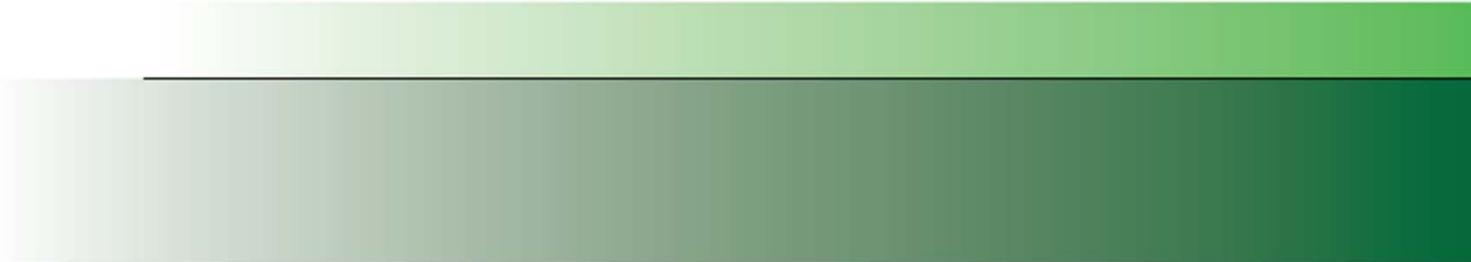
FINDINGS:

1. Decomposed or crushed granite are dust-producing, loose particles that do not comply with Section 6.4.4 of the Zoning Ordinance.
2. The “restrained system” product, as exemplified in the Applicant’s materials using #57 Rock aggregate, does not comply with Section 6.4.4 of the Zoning Ordinance.
3. The other 4 forms of alternative surface materials comply w/ Section 6.4.4.
4. All parking lot surfaces must prove to meet engineering standards through the Site Plan and/or Building permit processes.

Planning and Zoning Commission

The Commission held a public hearing on March 13, 2018, with one (1) resident speaking regarding ADA accessibility of the geo-grid type product specifically.

The Commission made a unanimous recommendation for approval **without incorporating staff's recommendation to remove decomposed and crushed granite as a permitted material type.**

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STAFF RECOMMENDATION

Staff cannot support the inclusion of decomposed or crushed granite as a permitted material – they are recommended to be removed from the proposed Definition of “Alternative Paving Materials” and from within the proposed “Section 8.1, Paving” language. With those removals, Staff has no objections to the proposed language.

Regarding the request for the concept of “restrained systems”, which deviates from the City’s Zoning Ordinance when/if that system is filled with loose particles, Staff has no specific objections, but maintains the concern of loose particles within the system migrating into the public right-of-way.

Additionally, approval of these deviations from the Zoning Ordinance could serve as precedence and result in other developments requesting surface materials that also do not comply with Section 6.4.4.



City Council Meeting *April 12, 2018*

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☒ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 6

Agenda Title: Receive update on requests for Community Development Block Grant (CDBG) funding including the Givens Community Center and 3rd Street projects.

Council Action to be taken: Receive Report

Department Submitted:

Staff Contact: Judy Langford, Langford and Associates

1. PURPOSE/DESCRIPTION

The purpose of this item is to update City Council on the progress of the CDBG grant funded projects including the Givens Community Center and 3rd Street rehabilitation.

2. STAFF ANALYSIS (Why and How)

a. The Givens Community Center rehabilitation project was approved by Resolution R16-10 in March 2016. The city received CDBG funding from Williamson County and the award was made to Pfluger Builders in June, 2017 to provide Design Build services for the project.

The project budget of \$160,000 includes various rehabilitation improvements to the building including roof repairs, foundation leveling, restroom improvements, kitchen improvements, flooring, painting, lighting, air conditioning, and wall finishes. In addition, an opportunity exists to apply for additional CDBG funds to provide further extensive repairs needed at the center.

b. The 3rd Street project (from Vance to Howard) was designated by Council in March, 2016 when an application for CDBG funding was submitted to the County. Infrastructure projects such as streets are regarded by the County as “high priority” projects.

3. RECOMMENDATION

4. FUNDING SOURCE

Givens funding awarded by the grant was \$150,000 and the city has a matching commitment of \$10,000 for project total of \$160,000.

The 3rd Street project is listed in the CIP list as \$990,352 with approximately \$600,000 requested from CDBG grant funds; the remaining cost would be a local match from the City.

5. TIMELINE

Givens:

March 10, 2016	Council approves application for CDBG funding of the project
Spring, 2017	CDBG Funding grant awarded
June 8, 2017	Pfluger Builders selected to provide Design Build services
Feb. 9, 2018	Pfluger Builders contract terminated

3rd Street:

March 10, 2016	Council approves application for CDBG funding
----------------	---

6. PRIOR COUNCIL ACTIONS TAKEN

March 10, 2016	Applications approved for CDBG funds for Givens and 3 rd Street
June 8, 2017	Pfluger Builders selected for Design Build services for Givens

7. OTHER OPTIONS (In order of preference)

8. ATTACHMENTS

6a. [Project description \(Givens\)](#)

6b. [3rd Street project](#)

EQUITY COMMUNITY DEVELOPMENT CORPORATION



Project Proposal

Prepared for: City of Taylor, Planning Department

Prepared by: Robert Stevenson, Executive Director, ECDC

May 7, 2014

Proposal number: 101-45



Northeast corner, foundation issues, inside. Proposed redesign would also create floor-level accessible storage space to the right side of stage for folding tables and chairs.



Northeast corner, foundation issues, outside



Underneath stage, northeast corner.



Cedar pier under weight of structure, but wood joint in beam not fully supported, compromises strength of beam.



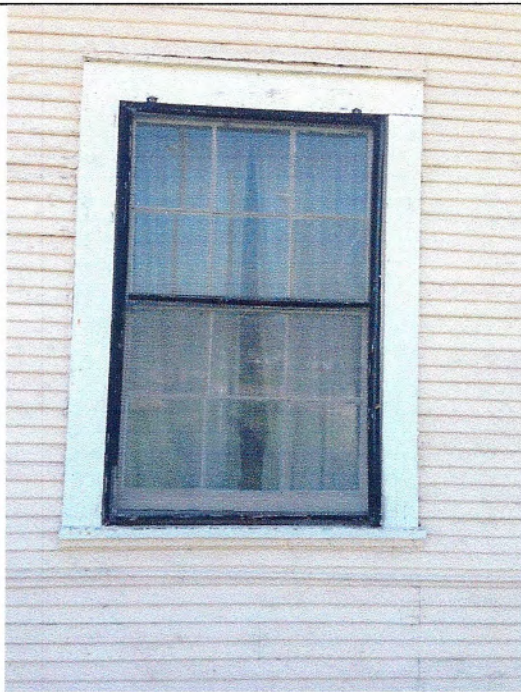
Supplemental gas heater functions, but is unnecessary with a properly designed and functioning HVAC system and cannot distribute heat uniformly in the building.



Interior (inside conditioned space) metal ductwork should be installed to distribute to entire structure. Ceiling fans will be installed for additional circulation.



Electrical upgrades, including dedicated GFCI circuits are necessary.



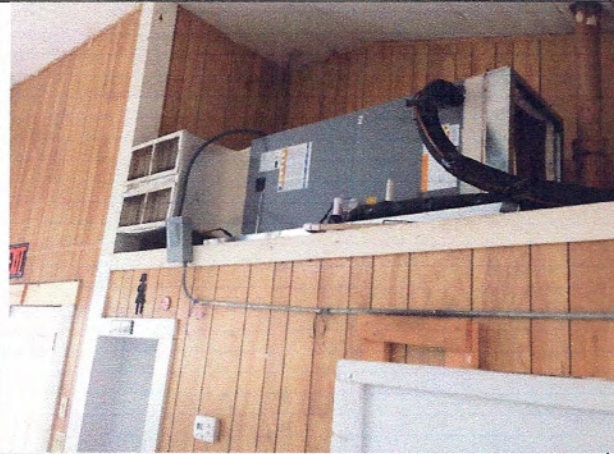
Old windows to be replaced with more practical and energy-efficient models.



Knob and tube electrical wiring under stage. Some piers sinking.



Main roof support beam is bowed, pushing out the eaves and bowing the exterior walls. Beam(s) engineered to safely span the distance and/or additional support needed.



Main HVAC is electrical/gas. Heater appears to work on gas and is not connected. Ductwork only distributes conditioned air at front of building.



2nd HVAC system only cools stage. One properly sized HVAC unit could heat and cool entire structure more efficiently.



Kitchen to be redesigned to increase functionality of current purpose with focus on food safety.



Wheelchair ramp to be installed to expanded porch/deck area.



Proposal includes relocation of HVAC equipment and increasing the square footage of the bathrooms so that both are accessible.



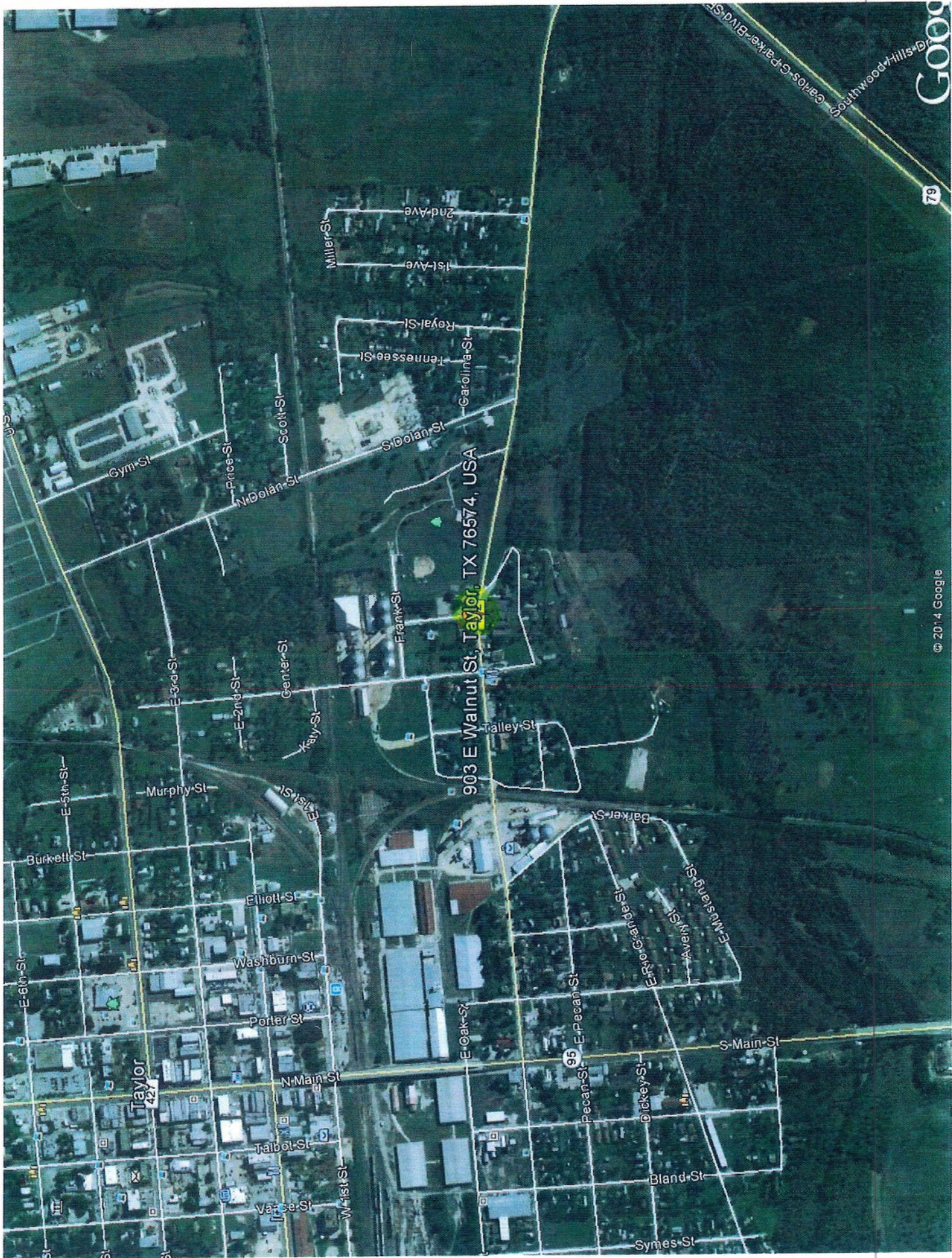
Bathrooms to be enlarged to create adequate wheelchair space.



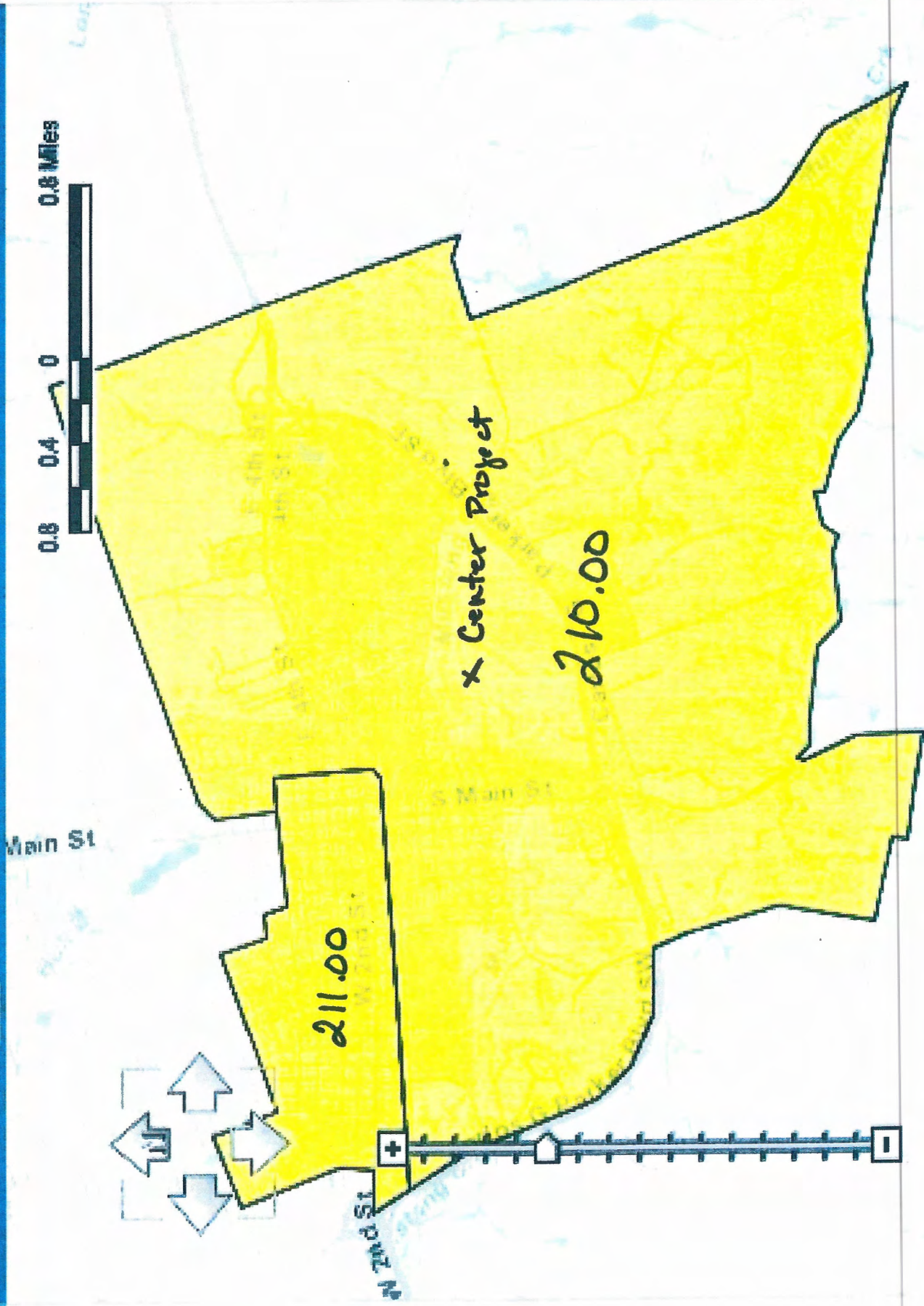
Ceiling fans with lighting kits to be installed to improve lighting and air circulation.



Proposal includes a redesign of the northwest exit to be made accessible.



903 E Walnut St, Taylor, TX 76574, USA





***City Council Meeting
March 10, 2016
Agenda Item Transmittal***

Agenda Item #: 8

Agenda Title: Consider approving R16-11 selecting and approving a project for the 2016 Williamson County CDBG Program for infrastructure improvements to 3rd Street.

Council Action to be taken: Approve proposed project

Staff Contact: Casey Sledge, Consulting Engineer
Judy Langford, Grant Administrator

1. INTRODUCTION/PURPOSE

The purpose of this item is to consider Resolution R16-11, approving the submittal of an application to Williamson County for CDBG funds. The intent is to apply for funds to repair and improve streets.

Infrastructure projects are regarded by the County as “high” priority projects.

2. DESCRIPTION/ JUSTIFICATION

The target project cost is approximately \$600,000 - \$750,000

Staff has developed plans for 2 options for consideration.

- Option 1: West 3rd Street from Howard to Vance
- Option 2: West 3rd Street from Branch to Vance with Side Streets

The streets in these options are in the “poor” category.

Staff recommends that the City Council discuss and select an option at the meeting.

The City has participated with Williamson County’s entitlement program and has applied for CDBG funding since 2003.

3. FINANCIAL/BUDGET

A local match is not required but it does help in the consideration of the prioritizing of the application. Staff recommends a 20 percent local match, as has been done previously. For this application, the match is an estimated \$200,000.

4. TIMELINE CONSIDERATIONS

The application is due by 5 p.m. March 15, 2016. Langford Community Management Services, Inc. will prepare and submit the application on behalf of the City.

5. RECOMMENDATION

Staff recommends approval of R16-11, submitting an application for street repair/improvements and committing a 20 percent local match

6. REFERENCE FILES

8a. [Resolution R16-11](#)

8b. [Project map](#)

8c [Cost estimate](#)



RESOLUTION R16-11

A RESOLUTION OF THE CITY COUNCIL OF TAYLOR, TEXAS, AUTHORIZING THE SUBMISSION OF A WILLIAMSON COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT; AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

WHEREAS, the City Council of Taylor desires to develop a viable urban community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, certain conditions exist which represent a threat to the public health and safety; and

WHEREAS, it is necessary and in the best interest of the City of Taylor to apply for funding under the Community Development Block Grant Program;

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

1. That a Williamson County Community Development Block Grant Program application is hereby authorized to be filed on behalf of the City.
2. That the application be for infrastructure funds.
3. That the City Council directs and designates the City Manager as the City's Chief Executive Officer and Authorized Representative to act in all matters in connection with this application and the City's participation in the Community Development Block Grant Program.
4. That it further be stated that the City is committing twenty percent (20%) of the project cost.

Passed and approved this 10th day of March, 2016

Jesse Ancira, Jr.
Mayor, City of Taylor Texas

Susan Brock
City Clerk



2014 CDBG Street Rehabilitation Cost Opinion - Pre-Design



Item No.	Description	Unit	Unit Price	Option 1 W 4th (Sloan to Howard)		Option 2 W 3rd (Howard to Vance)		Option 3 W 3rd + Side Streets (Branch to Vance)	
				Quantity	Subtotal	Quantity	Subtotal	Quantity	Subtotal
1	Mobilization, Prep ROW	LS	NA	1	\$38,000	1	\$27,400	1	\$21,700
2	Erosion Control	LS	NA	1	\$5,000	1	\$5,000	1	\$5,000
3	Barricades	LS	NA	1	\$10,000	1	\$8,000	1	\$5,000
4	Fine Grading, Seeding, Erosion Control	LS	NA	1	\$10,000	1	\$8,500	1	\$7,000
5	Recycled Pavement - 12" deep with cement	SY	\$20	7,920	\$158,400	6,732	\$134,640	7,073	\$141,460
6	2.5" HMAC	SY	\$10	7,200	\$72,000	6,120	\$61,200	6,430	\$64,300
7	Curb and Gutter Replacement	LF	\$20	1,860	\$37,200	1,355	\$27,100	1,730	\$34,600
8	8" Wastewater Main	LF	\$70	1,100	\$77,000	340	\$23,800	200	\$14,000
9	Wastewater services with CO at ROW	LF	\$35	1,500	\$52,500	1,750	\$61,250	800	\$28,000
10	8" C900 Water Main	LF	\$50	3,180	\$159,000	2,500	\$125,000	1,730	\$86,500
11	Water services	LF	\$35	900	\$31,500	1,050	\$36,750	480	\$16,800
12	Water Valves, Fittings	EA	\$2,000	30	\$60,000	6	\$12,000	3	\$6,000
13	Wastewater Manholes	EA	\$5,000	10	\$50,000	3	\$15,000	2	\$10,000
14	Trench Protection	LF	\$2.00	4,280	\$8,560	2,840	\$5,680	1,930	\$3,860
15	Fire Hydrants	EA	\$3,500	8	\$28,000	7	\$24,500	3	\$10,500
Construction Sub-Total:					\$797,160		\$575,820		\$454,720
Construction Contingency: 12.0%					\$96,000		\$69,000		\$55,000
Construction Total:					\$893,160		\$644,820		\$509,720
Grant Administration Cost					\$25,000		\$25,000		\$25,000
Design, & Surveying Costs:					\$112,000		\$81,000		\$64,000
TOTAL:					\$1,030,160		\$750,820		\$598,720



City Council Meeting April 12, 2018

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 7

Agenda Title: Receive update on Certification Pay plan.

Council Action to be taken: Receive presentation

Department Submitted: Human Resources

Staff Contact: Kim Peterson, Director

1. PURPOSE/DESCRIPTION

A city employee Certification Pay Committee was appointed and has developed recommendations for implementing Certification Pay for employees who get certifications that are not required as a minimum qualification of the job.

2. STAFF ANALYSIS (Why and How)

Certification Pay is part of an overall pay strategy to attract and retain qualified employees to serve Taylor citizens while providing additional value added skills for our workforce. Certification is a highly valued achievement that demonstrates a level of knowledge and expertise within the profession.

The purpose of Certification Pay is to encourage and reward the professional achievement of a certification, including bilingual certification, by City employees. All regular employees qualify, not including department directors and above, probationary and temporary employees.

A specific list of certifications have been identified by departments as job related and each certification for a qualified employee will result in monthly payments of \$10 - \$30 with a maximum payout of \$50/ month per employee. Examples include: Bilingual Spanish, Bilingual American Sign Language, Water and Wastewater certifications, Police Officer, Telecommunications, Firefighter (Advanced, Master, etc), Irrigation License, Engine Repair and Municipal Court certifications. See attached procedure for complete list.

3. RECOMMENDATION

Receive presentation.

4. FUNDING SOURCE

Costs for FY 17-18 will be absorbed in department budgets and included in the proposed FY 2018-19 budget. Certification Pay is subject to funding availability as part of annual budget process.

5. TIMELINE

If approved, Certification Pay will be implemented in May 2018 at an estimated cost of \$8,260 and continued through FY 18-19 at a cost estimate cost of \$32,700.

6. PRIOR COUNCIL ACTIONS TAKEN

Staff presented the results of the employee survey at the January 25, 2018 council meeting and council directed staff to continue to research additional benefits including certification and/or merit pay.

7. OTHER OPTIONS (In order of preference)

Other compensation options are included in the presentation and will be discussed during the budget process.

8. ATTACHMENTS

7a. [Presentation](#)



Certification Pay

New pay strategy

April 12, 2018



BACKGROUND

FY 2016-17

**2017 Compensation Study approved.
Council adopted new pay scales.**

FY 2017-18

1/25/18 Council presentation – *Future Compensation Plan*. Council requests review of additional pay and benefits strategies.



COUNCIL SUGGESTIONS FOR NEW PAY & BENEFITS

- Move employees to midpoint of pay scale
- Certification Pay
- Bi-lingual Pay
- On Call Pay
- Holiday Pay
- Merit Pay
- TMRS retirement contribution
- Comp time – salaried employees
- Recognition
- Training



CERTIFICATION PAY

Policy Development Process:

- Departments submitted list of job related certifications
- Certification Pay Committee developed recommendations / procedure

Purpose: Encourage and reward achievement of a certification by City employees. Certification demonstrates knowledge and expertise within a profession.



APPROVED CERTIFICATIONS (EXAMPLES)

- Bilingual Pay (all depts) – Spanish, ASL
- Streets – Construction Inspection
- Water / Wastewater – A, B, C
- Parks & Rec – Irrigation, Playground Safety, Arborist, Herbicide Applicator
- Telecommunications / Police / Fire – Intermediate, Advanced, Master
- Fleet – Engine repair, etc.



PROGRAM DETAILS

Eligibility:

- Regular employees, not department director and above, probationary or temporary.
- Certifications approved by department and not required qualification of the job.

Pay out

- Up to \$50 / month @ \$10 – \$35 / certification
- Only one certification in a series



PROPOSED NEXT STEPS

FY 2017-18

- Implement Certification Pay program within existing budget (est. \$ 8,300)

FY 2018-19

- Budget for Certification Pay for full year (est. \$33,000)



STAFF COMMITTEE

- Mike DeVito
- Eric Engelke
- Fiona Ellis
- Karen Ellis
- Jeffery Lagrone
- Ashley Lumpkin
- Kim Peterson
- Lisa Thompson
- Robert Walla
- Matt Whisenant



QUESTIONS OR COMMENTS?





City Council Meeting April 12, 2018

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 8

Agenda Title: Receive update on Neighborhood and City Wide Clean Up events on April 21, 2018.

Council Action to be taken: Receive for information only.

Department Submitted: Public Works

Staff Contact: Jim Gray, Director

1. PURPOSE/DESCRIPTION

The Neighborhood and City Wide Clean Up events will be Saturday April 21, 2018.

2. STAFF ANALYSIS (Why and How)

The Neighborhood Clean Up will be from 8:00 am until noon. We will provide a light breakfast and hamburgers and hot dogs for lunch to the volunteers. We anticipate the Volunteers working from 8:30 to 11:00 then having lunch at the site. The neighborhood selected for this spring's Neighborhood Clean Up is Porter and Washburn from 9th to 12th Streets. Our volunteer and staff parking will be in the Public Works Yard at the north end of Porter. Volunteer Check in, breakfast, and lunch will be at E 11th and Washburn.

The Two Community Clean Up locations will be the same locations as we have used previously. Citizens can bring residential solid waste to the Public Works Yard at 1424 N Main Street. The entrance be on Old Thorndale exiting onto Main Street. They can also use the location at 1200 Welch Street South of Second Avenue. The Community Clean Up is open from 8:00 AM to 3:00 PM.

This program promotes community involvement to help make Taylor a more attractive place to live and work.

3. RECOMMENDATION

Update only

4. FUNDING SOURCE

The City funds the dumpsters in Neighborhood Clean Up. This cost is approximately \$800 for this service. Waste Connections donates four rear load trucks at each Community clean up location at no charge to the City. We pay for portable restroom facilities at the sites a cost \$640.00. We also pay \$1.75 for passenger and ATV tires. We pay \$6.50 for larger passenger tires for tire clean up in the Neighborhood area. Last Fall our cost to dispose of tires in the Neighborhood Clean Up area was \$181.00. The City provides meals for the two Citywide Clean up areas approximately \$200.00. The Neighborhood and Community Cleanup normally cost the City around \$1,600 to \$2,000 These costs are paid for from the Public Works Budget.

In addition to City funds many local sponsors fund parts of the day. Waste Connections sponsors 8 vehicles and 16 employees from 8:00 to 3:00.

Other sponsors include the Ancira family, Just Serve, National Earth Day, Tall Grass Guy, Taylor Press, and Wal-Mart. We are continue to seek additional sponsors.

5. TIMELINE

The event has been held for many years in the Spring and Fall.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

7. OTHER OPTIONS (In order of preference)

8. ATTACHMENTS

8a. [Volunteer flyer](#)

8b. [Map](#)

FREE
Refreshments
for all Volunteers!
FREE
T-shirts
while they last!



**Get your family,
friends, church
group or club
to sign up
together. Help
Taylor clean up.**



2018 VOLUNTEER SIGN-UP

Cleanup Area:
Porter and Washburn
streets from
9th to 11th streets

SPRING COMMUNITY CLEANUP DAY
TAYLOR, TX



SPRING COMMUNITY CLEANUP DAY

TAYLOR, TX





City Council Meeting April 12, 2018

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 9

Agenda Title: Consider approving Resolution R18-06 acknowledging support of the accreditation Best Practices Recognition Program for the Taylor Police Department.

Council Action to be taken: Approve Resolution R18-06 as presented

Department Submitted: Police Department

Staff Contact: Henry Fluck, Chief of Police

1. PURPOSE/DESCRIPTION

The Law Enforcement Recognition Program is a voluntary process where police agencies in Texas prove their compliance with 168 Texas Law Enforcement Best Practices standards.

2. STAFF ANALYSIS (Why and How)

These Best Practices were carefully developed by Texas Law Enforcement professionals to assist agencies in the efficient and effective delivery of service, the reduction of risk and the protection of individual's rights. While similar in nature to the national accreditation program, the Best Practices Recognition Program is easier to administer, lower in cost and is designed specifically for Texas Law Enforcement. The Texas Legislature demands a great deal of professional law enforcement in Texas and the Best Practices were specifically designed to aid Texas agencies in meeting those demands and providing the best quality of service to the people of our State. Since its inception in 2006, 143 Texas Law Enforcement Agencies have been Recognized and many more are currently in the process to become Recognized Agencies. The Texas Police Chiefs Association recognizes and supports the Texas Best Practices Recognition Program.

An agency that has been awarded "Recognized" status has undertaken a careful internal review of its policies, procedures, equipment, facilities, and operations. Most agencies find that some adjustment and revisions of their policies and procedures may be necessary. The agency then submits proof of their compliance with the standards (usually electronically) to independent assessors. After an independent review of their written documents and proofs, a team of assessors is sent to the agency to review their operations and facilities, and to interview the Department's staff. A Final Report outlining the

findings is sent to the Recognition Committee. The Committee reviews the findings and votes whether or not to award “Recognized” status.

The “Recognized” status is awarded for a four year period. During the four year period the agency must submit an annual report and show continuing compliance with several performance related standards. These are reviewed as they are received and compliance verified. During the last year of the period the agency must prepare updated documentation on all Best Practices and another on site review is conducted. The Recognition Committee must then vote again to approve “Recognized” status for the next four years.

3. RECOMMENDATION

Approve Resolution acknowledging support of the accreditation Best Practices Recognition Program for the Taylor Police Department.

4. FUNDING SOURCE

\$1,200 Annual Fee approved in FY 2017-2018 Budget Police 10-552
\$4,850 Software Policy Management Program requested in FY 2018-2019
Budget Police 100-552
\$1,500 On-site Assessment requested in FY 2019-2020 Budget Police 100-552

5. TIMELINE

The Taylor Police Department seeks to apply for admission to the Accreditation Best Practices Recognition Program in April of 2018.

6. PRIOR COUNCIL ACTIONS TAKEN

Approved the Annual Fee of \$1,200 in FY 2017-2018 Budget

7. OTHER OPTIONS (In order of preference)

Do not seek Accreditation by applying to participate in the Best Practices Recognition Program.

8. ATTACHMENTS

- 9a. [Resolution R18-06](#)
- 9b. [PowerPoint Presentation](#)

RESOLUTION R18-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, AUTHORIZING THE POLICE CHIEF TO SUBMIT AN APPLICATION TO THE TEXAS POLICE CHIEF'S ASSOCIATION FOUNDATION, TO BE ACCEPTED INTO THE ACCREDITATION PROGRAM OF BEST PRACTICES RECOGNITION, AND IF ACCEPTED THE TAYLOR POLICE DEPARTMENT WILL MAKE THE EFFORT TO COMPLY WITH ALL THE STANDARDS TO SEEK "RECOGNIZED" STATUS BY MEETING OR EXCEEDING ALL OF THE IDENTIFIED BEST PRACTICES FOR TEXAS LAW ENFORCEMENT.

WHEREAS, the Taylor City Council finds it in the best interest of the citizens of Taylor that the Police Department apply for admission and if accepted participate in the Accreditation Program of Texas Law Enforcement Agency Best Practices Recognition; and

WHEREAS, the Taylor City Council agrees that the Police Department should make its best effort to comply with all the standards and seek to attain being a recognized agency by meeting or exceeding all of the best practices for Texas Law Enforcement; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, THAT: the Taylor City Council authorizes the submission of the application by Henry Fluck, Chief of Police, on behalf of the Taylor Police Department, and if accepted, participation in the Texas Law Enforcement Agency Best Practices Recognition Program.

Passed and approved this 12th day of April, 2018.

Brandt Rydell, Mayor

ATTEST:

Susan Brock, City Clerk

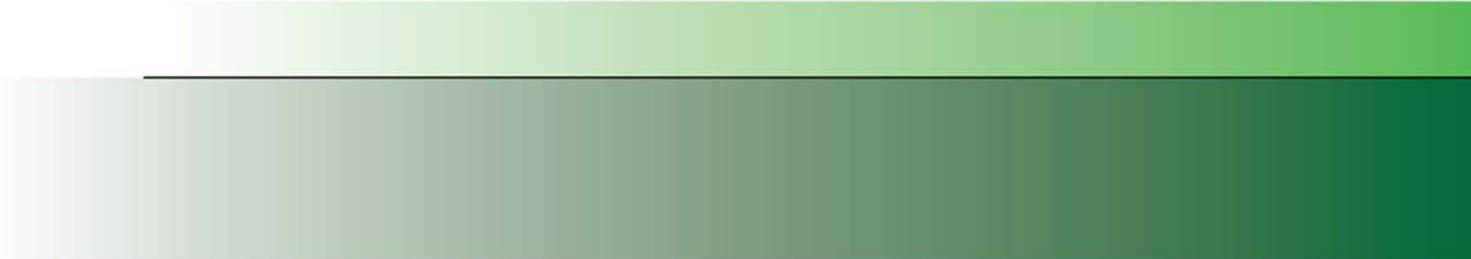
TEXAS LAW ENFORCEMENT ACCREDITATION/ RECOGNITION PROGRAM



**PROVIDING RECOGNITION TO TEXAS LAW ENFORCEMENT
AGENCIES WHO MEET BEST PRACTICES IN LAW ENFORCEMENT
MANAGEMENT AND OPERATIONS**

OVERVIEW OF THE TEXAS PROGRAM

Program requires agencies to prove
their compliance with 168
Best Practices Standards
for
Texas Law Enforcement
to Independent Assessors

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BEST PRACTICES

A compilation of practices which address the twelve critical areas of law enforcement that form basis of legal action against police.

Compliance with these
Best Practices reduces risk.



TWELVE CRITICAL ISSUES

1. Use of Force
 2. Emergency Vehicle Operation and Pursuits
 3. Search, Seizure, and Arrest
 4. Care, Custody and Restraint of Prisoners
 5. Domestic Violence and agency employee domestic misconduct
 6. Off-Duty Conduct
- 
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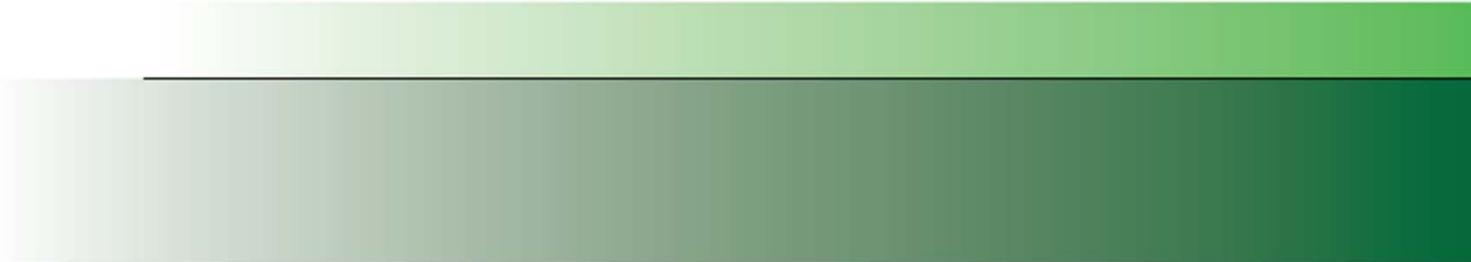
TWELVE CRITICAL ISSUES

7. Selection and Hiring
 8. Sexual Harassment
 9. Complaint and Internal Affairs Management
 10. Narcotics, SWAT, and High Risk Warrant Service
 11. Dealing with the Mentally Ill and Developmentally Disabled
 12. Property and Evidence
- 
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SAMPLE BEST PRACTICE

6.03 Use of Force Documentation and Review

The Agency has a written directive requiring completion of a specific administrative form for this purpose only to document the use of force by agency personnel, including a review process of each incident by supervisory personnel. The form may be electronic or paper and the format will be designated by the agency.

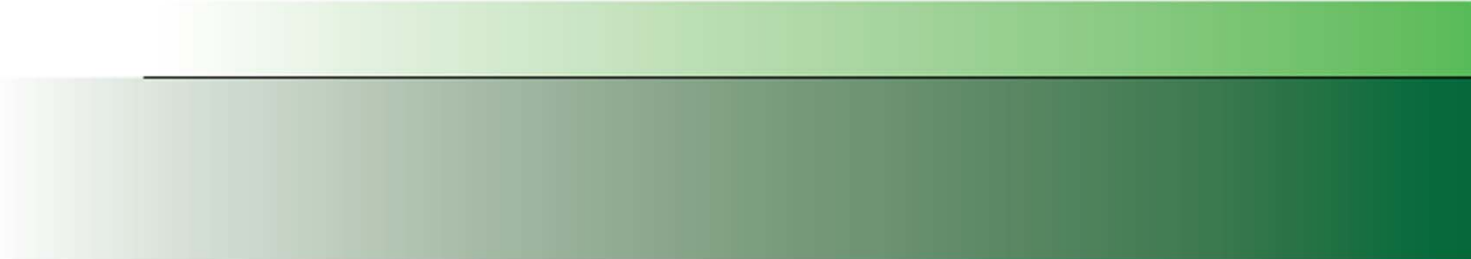
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SAMPLE BEST PRACTICE

- Discussion: This standard requires a special use of force form that is created by the department and used to report use of force at a level defined by the agency. Some agencies require use of the form any time an officer uses any form of physical force or higher, or points a firearm at a citizen. Others require reporting only when officers use a firearm or less-lethal weapon. The form must have a review process where supervisors review the actions to determine if the officer was appropriate in the use of force.

SAMPLE BEST PRACTICE

Proof of Compliance

- Copy of written directive, **and**
 - Proof of training of officers in policy, **or**
 - Proof of receipt of copy of policy by officers, **and**
 - Copy of completed “Use of Force” form.
- 

PROGRAM PHILOSOPHY

- Make Requirements Achievable
- Assist Agencies in Compliance
- Provide Resources such as a sample Policy Manual

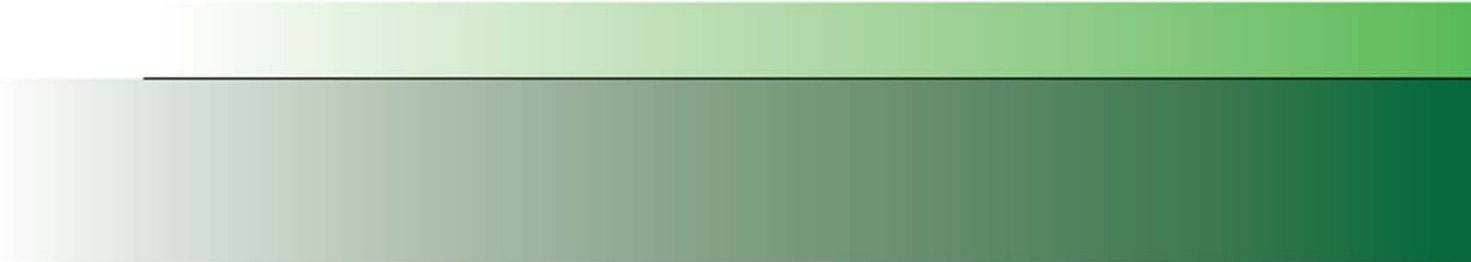


PROGRAM GOALS

- Reduce Risk and associated costs
- Improve the Management and Operations of Texas Law Enforcement Agencies
- Improve Protection of Citizens and Officer Safety



TEXAS RECOGNITION PROCESS

- Application
 - Contract for Completion
 - Internal Review of Policies and Procedures
 - File Development (assembling proofs of compliance)
 - Review by Independent Assessors
 - Report to Recognition Committee
 - Committee Review and Awarding of “Recognized” Status
- 
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TEXAS RECOGNITION PROCESS

Final Review (On-Site Assessment)

A specially trained Police Chief and Assessor from outside the local area conducts a Final Review visit where visual confirmation is made for all on-site proofs. This is typically a two day visit.



TEXAS RECOGNITION PROCESS

- Awarding Recognized Status
- Agency is Recognized at Texas Police Chief's Annual Conference
- Certificate (may be awarded at Conference and local City Council Meeting)
- Other recognition items available



PROGRAM COSTS

Depends on Agency Size

Sworn Officers	Annual Fee Amount
1-10	\$350
11-25	\$500
26-50	\$1,200
51-100	\$1,600
101-200	\$2,000
201 or more	\$2,400



PROGRAM COSTS

Additional Costs

1. On-Site Fees (once every 4 years)
 - Final Review- estimate \$ 1,500.
2. Policy Management Software Program (optional but highly recommended).



PROGRAM COSTS

Power DMS Policy Management Software

- This program will enable the TPD to store policy, document policy distribution, document training, and document the testing required.
- It has an Accreditation Module that updates as requirements change and will assist in gaining and proving compliance.
- Power DMS cost-\$4,850 for 1st year
\$3,850 for subsequent years

TOTAL PROGRAM COSTS

1. Annual Fee for Program	\$1,200
2. Policy Management Software	<u>\$4,850</u>
	\$6,050
3. On-Site Assessment	\$1,500
<i>(Required Every 4 Years)</i>	

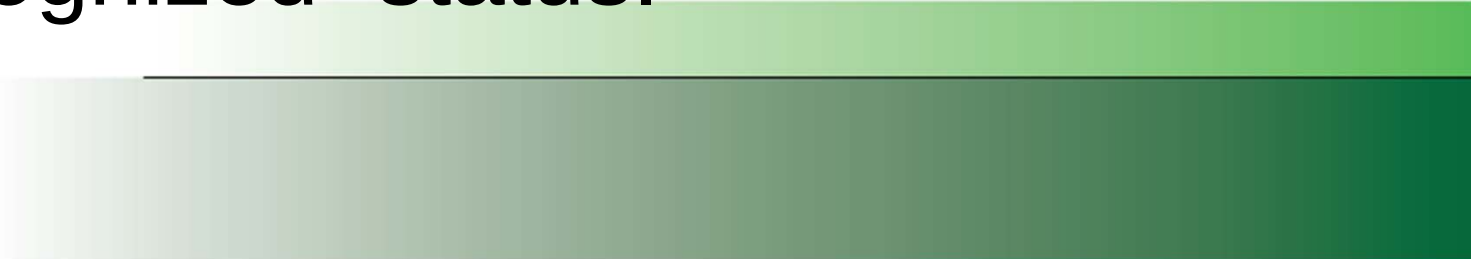


PROGRAM BENEFITS

City Council, Mayor, City Manager,
and Residents of Taylor are assured
that our Police Department is
complying with the Best Practices of
Texas Law Enforcement.



TEXAS RECOGNITION PROGRAM

- Recognized Status awarded for four year period.
 - Annual Reports are required.
 - Process of proving compliance is repeated after four years to maintain “Recognized” status.
- 

CURRENT STATUS

Program is Fully Operational

- 143 Agencies in Texas are Recognized
- 35 Agencies in the Program
- 15+ Preparing for Entry

Currently accepting applications

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QUESTIONS?





City Council Meeting April 12, 2018

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 10

Agenda Title: Receive update on Skatepark project.

Council Action to be taken: Receive information and continue discussion.

Department Submitted: Administration

Staff Contact: Isaac Turner, City Manager
Casey Sledge, Consulting Engineer

1. PURPOSE/DESCRIPTION

This item is related to the continued discussion on the status of the SkatePark project.

2. STAFF ANALYSIS (Why and How)

3. RECOMMENDATION

4. FUNDING SOURCE

5. TIMELINE

6/8/2017 – Council awarded DB contract to Evergreen Skateparks
2/5/2018 – Baird/Williams contracted to design perimeter improvements consisting of downtown street improvements and skate park improvements
2/23/2018 – Evergreen Skatepark Change Order 001 approved for rest of skatepark improvements – BW directed to focus on downtown street improvement design
3/8/2018 – Substantial completion of skatepark walk through completed

6. PRIOR COUNCIL ACTIONS TAKEN

June 8, 2017: Council awarded the Design-Build contract to Evergreen Skateparks.
Nov 9, 2017: Council approved a Guaranteed Maximum Price of \$412,000 for the skatepark and drainage improvements associated with the skatepark.
March 22, 2018: Council took no action on a change order to the Evergreen contract

7. OTHER OPTIONS (In order of preference)

8. ATTACHMENTS