

# **AGENDA**

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

APRIL 11, 2013, 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 minutes for March 28, 2013. (Susan Brock)
2. Approve Ordinance 2013-06 regarding a Specific Use Permit for a spray paint booth at 106 Porter Street. (Bob van Til)

## **PROCLAMATION**

3. Proclamation: April is Fair Housing Month. (Mayor)

## **REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION**

4. Receive Presentation of Future Land Use Map proposed changes and set a date for a Public Hearing. (Bob van Til)
5. Consider proposed annexation on Chandler Road. (Bob van Til)

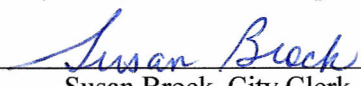
## **EXECUTIVE SESSION**

6. Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.
  - Development Corporation Act
7. Executive Session II. The Taylor City Council will conduct a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, Government Code, in accordance with the authority contained in Section 551.072 in order to deliberate regarding the purchase, exchange, lease, or value of real property.
  - Disposition of Legacy Early College High School
  - Project 2013-1
8. Consider action from either Executive Session.

## **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. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on April 8, 2013 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 Daily Press.

In compliance with the ADA the City Hall and Council Chambers are 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 4/8/13  
Susan Brock, City Clerk



***City Council Meeting***  
***April 11, 2013***  
***Agenda Item Transmittal***

**Agenda Item #:** 1  
**Agenda Title:** Approve minutes for March 28, 2013.  
**Council Action:** Approve by consent or approve with corrections  
**Initiating Department:** City Management/City Clerk  
**Staff Contact:** Susan Brock, City Clerk

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|--------------------------------|
| <b>1. INTRODUCTION/PURPOSE</b> |
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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.

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| <b>2. DESCRIPTION/ JUSTIFICATION</b> |
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N/A

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| <b>3. FINANCIAL/BUDGET</b> |
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N/A

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| <b>4. RECOMMENDATION</b> |
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Approve as submitted or amend with changes noted.

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| <b>5. REFERENCE FILES</b> |
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1a. [Minutes, March 28, 2013.](#)

The City Council of the City of Taylor met on March 28, 2013, at City Hall, 400 Porter St., Taylor, Texas. In the absence of Mayor Donald Hill, Mayor Pro Tem Chris Gonzales declared a quorum and called the meeting to order at 6:02p.m. with the following present:

Council Member Chris Osborn  
Council Member Brandt Rydell  
Council Member Jesse Ancira

Jim Dunaway, City Manager  
Jeff Straub, Assistant City Manager  
Ted Hejl, City Attorney  
Susan Brock, City Clerk

#### INVOCATION

Mr. Danny Thomas led the group in prayer.

#### PLEDGE OF ALLEGIANCE

#### CITIZENS COMMUNICATION

No citizens came forward at this time.

#### CONSENT AGENDA

1. APPROVE MINUTES FOR MARCH 14, 2013.
2. APPROVE ORDINANCE 2013-03 REGARDING A REQUEST TO REZONE PROPERTY IN THE VICINITY OF 2008 NORTH MAIN STREET FROM B-1 LOCAL BUSINESS TO B-2 GENERAL BUSINESS.

##### ORDINANCE 2013-03

AN ORDINANCE CHANGING THE ZONING OF PROPERTY BEING 0.417 ACRES OF LAND MORE OR LESS IN THE WILLIAM J. BAKER SURVEY, ABSTRACT-65, GENERALLY LOCATED AT 2008 NORTH MAIN STREET, TAYLOR WILLIAMSON COUNTY, TEXAS, LEGALLY DESCRIBED IN THIS ORDINANCE, FROM LOCAL BUSINESS (B-1), TO GENERAL BUSINESS (B-2); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

3. APPROVE ORDINANCE 2013-07 CONTINUING THE JUVENILE CURFEW.

##### ORDINANCE 2013-07

AN ORDINANCE ESTABLISHING A CURFEW FOR MINORS IN THE CITY OF TAYLOR; DEFINING OFFENSES FOR MINORS, PARENTS OF MINORS AND BUSINESS ESTABLISHMENTS VIOLATING THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$500.00 FOR VIOLATION HEREOF; PROVIDING FOR SEVERABILITY; REPEALING ALL CONFLICTING ORDINANCES TO THE EXTENT OF SUCH CONFLICT AND PROVIDING AN EFFECTIVE DATE.

4. APPROVE ORDINANCE 2013-08 AMENDING THE FEE ORDINANCE REGARDING GARBAGE RATES.

ORDINANCE NO. 2013-08

AN ORDINANCE AMENDING ORDINANCE NO. 2012-31 ADOPTED ON SEPTEMBER 27, 2012 BY CHANGING CERTAIN RATES AND OTHER SERVICES PROVIDED BY THE CITY.

5. CONSIDER APPROVING RESOLUTION R13-07 REGARDING TEMPORARY STREET CLOSURES FOR MAIN STREET ACTIVITIES AND EVENTS IN 2013.
6. CONSIDER REQUEST FROM MAIN STREET ADVISORY BOARD TO SELL WINE AND BEER AND TO ALLOW CONSUMPTION THROUGHOUT THE FESTIVAL AREA FOR THE ZEST FEST, 2013.
7. CONSIDER APPROVING AN ECONOMIC DEVELOPMENT WITH MOEHNKE CUSTOM CABINETRY.
8. CONCUR WITH PRELIMINARY FINANCIALS FOR FEBRUARY, 2013.  
Council Member Osborn moved to approve the consent agenda as presented and Council Member Ancira seconded the motion. VOTE: Four voted AYE. Motion passed.

RECOGNITION

9. RECOGNIZE THE CITY OF TAYLOR DESIGNATION AS A TREE CITY USA.  
Mr. Mike DeVito, Recreation Superintendent, presented a plaque to Council designating the City of Taylor as a Tree City USA recipient. Mayor Pro Tem Gonzales and Mr. Dunaway publicly recognized Mr. DeVito's efforts in achieving this award.

PUBLIC HEARINGS AND ORDINANCES

10. CONDUCT PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2013-06 REGARDING A SPECIFIC USE PERMIT FOR A SPRAY PAINT BOOTH AT 106 PORTER STREET.  
Mr. Bob vanTil, Director of Planning and Development, presented a request to consider granting a specific use permit for the installation of a spray paint booth at the business located at 106 Porter Street, Jeff's Resurrections. Current zoning does not allow for this use. Mayor Pro Tem Gonzales declared the public hearing open; Mr. Jeff Snyder, property owner, explained the reason for the request. Without further discussion Mayor Gonzales declared the hearing closed and he asked Mr. Hejl to introduce the ordinance.

ORDINANCE NO. 2013-06

AN ORDINANCE ALLOWING A SPECIFIC USE PERMIT FOR A CUSTOM MANUFACTURE AND ASSEMBLY SHOP FOR A PAINT BOOTH ON PROPERTY DESCRIBED AS 106 PORTER STREET; PROVIDING AN EXPIRATION DATE; AND PROVIDING A SAVINGS CLAUSE

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

11. RECEIVE REPORT ON MARC, 2013 CAPITAL IMPROVEMENT PROJECTS.

Mr. Casey Sledge, consulting city engineer, presented the March 2013 report on Capital Improvement Projects. This report is for information only and no action was taken.

EXECUTIVE SESSION.

12. Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

- ISO legal issues

13. Executive Session II. The Taylor City Council will conduct a closed executive meeting pursuant to the provisions of the Open Meetings Law, Chapter 551, Texas Local Government Code, and the authority contained in Section 551.087 to discuss or deliberate regarding commercial and/or financial information on a business prospect that the City of Taylor, Texas, seeks to have locate, stay, or expand in or near the City of Taylor, Texas, and with which the City of Taylor, Texas, is conducting economic development negotiations and/or deliberate the offer of financial or other incentives to the business prospect.

- Project Minneapolis

Mayor Pro Tem Gonzales and council members retired to closed session at 6:31 pm.

14. CONSIDER ACTION FROM EITHER EXECUTIVE SESSION.

Mayor Pro Tem Gonzales resumed the open meeting at 7:05 p.m. and stated that there was no action taken on any issue during Executive Session

ADJOURN

With no further business; Mayor Pro tem Gonzales adjourned the meeting at 7:05 p.m.

ATTEST:

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Chris Gonzales, Mayor Pro Tem

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Susan Brock, City Clerk



***City Council Meeting***  
***April 11, 2013***  
***Agenda Item Transmittal***

**Agenda Item #:** 2

**Agenda Title:** Approve Ordinance 2013-06 regarding a Specific Use Permit for a spray paint booth at 106 Porter Street.

**Council Action to be taken:** Adopt Ordinance 2013-06 by consent

**Initiating Department:** Planning and Development

**Staff Contact:** Bob vanTil, Director

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| <b>1. INTRODUCTION/PURPOSE</b> |
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Adopt Ordinance 2013-06 by consent, which was introduced by Council on March 28, 2013 following the public hearing.

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| <b>2. DESCRIPTION/ JUSTIFICATION</b> |
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**Location of the Property**

106 Porter St., City Addition, Block 2, Lots 7, 8, 9 and 10

**Property Owner and Applicant**

Jeff Snyder, Jeff's Resurrections LLC

**Applicant's intentions for the property (development objective)**

Continue to restore autos and add a paint booth (a paint booth exists within the building)

**Existing Zoning**

B-1

**Proposed Zoning**

Specific Use Permit in the B-1 District for a Spray Paint Booth as a Custom Manufacture and Assembly Shop

**Future Land Use Map**

Downtown

**Current Use of Property**

Auto restoration

**Zoning of Surrounding Property**

North: B-1

East: B-1

South: B-1

West: B-3

**Land Use of Surrounding Property**

North: Commercial

South: Industrial

East: Commercial

West: Commercial

**Right of Way Issues**

None

**Platting Information**

Platted

View of Property - Jeff's Resurrections LLC, 106 Porter:



Location of paint booth at rear of building (not to be connected to existing building):



**Aerial Photo:**



**3. FINANCIAL/BUDGET**

N/A

**4. TIMELINE CONSIDERATIONS**

N/A

**5. RECOMMENDATION**

Adopt Ordinance 2013-06 by consent, which was introduced by Council on March 28, 2013.

**6. REFERENCE FILES**

2a. [Ordinance 2013-06](#)

ORDINANCE NO. 2013-6

**AN ORDINANCE ALLOWING A SPECIFIC USE PERMIT FOR A SPRAY BOOTH TO BE USED IN A CAR CUSTOM MANUFACTURE AND ASSEMBLY SHOP AS DEFINED IN THE TAYLOR ZONING ORDINANCE 2001-17, AS AMENDED, ON PROPERTY HEREIN DESCRIBED; AND PROVIDING A SAVINGS CLAUSE.**

WHEREAS, Jeff Snyder as Property Owner requested a Specific Use Permit ("SUP") allowing a car spray paint booth ("Paint Booth") to be used in a car custom manufacture and assembly shop on real property owned by Jeff Snyder described in *Exhibit "A"* attached hereto and incorporated by reference herein, ("Property"), having a physical address at 106 Porter Street, Taylor, Texas.

WHEREAS, notices required by ordinance and law for a public hearing before the Taylor Planning and Zoning Commission ("P & Z") to determine if a SUP should be granted were properly published and given; and

Whereas, the P & Z conducted a public hearing March 12, 2013, to determine if the SUP should be granted; and

Whereas, the P & Z approved the Owner's request for a SUP on the Property and referred its recommendation for further required action to the Taylor City Council ("City Council"); and

Whereas, the City Council provided notices required by ordinance and law for a public hearing on the Owner's SUP request and on the P & Z recommendation; and

Whereas, the City Council conducted a public hearing March 28, 2013, on the SUP request and the P & Z recommendation after which the City Council determined the SUP should be granted conditioned upon and subject to Owner's compliance to the following terms and conditions.

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

**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 SUP is conditionally granted subject to the following terms and conditions which shall be conditions precedent and subsequent for the SUP to remain in effect without automatic

revocation and required for the SUP and for the Paint Booth to remain on the Property:

1. The Paint Booth must be located on the Property; and
2. Owner shall operate and maintain the Paint Booth in compliance with all city, state, and federal laws, rules, and regulations applicable to it; and
3. The SUP is granted to Owner only and shall not be assigned, transferred, or conveyed.

**Section 3.** This SUP shall terminate immediately upon the failure of Owner to comply with the conditions required herein for continuation of the SUP or on the tenth anniversary date of the adoption date of this Ordinance, whichever occurs earlier.

**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, this Ordinance was introduced before the City Council of the City of Taylor, Texas, on the 28th day of March, 2013.

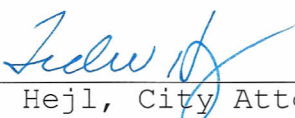
**PASSED, APPROVED and ADOPTED** on this the \_\_\_\_\_ day of April, 2013.

\_\_\_\_\_  
Don Hill  
Mayor

**ATTEST:**

\_\_\_\_\_  
Susan Brock, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Ted W. Hejl, City Attorney

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. 2013-6, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of April, 2013, 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 April, 2013.

\_\_\_\_\_  
Susan Brock  
City Clerk

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Two (2), City of Taylor, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 186, Plat Records of Williamson County, Texas.



***City Council Meeting  
April 11, 2013  
Agenda Item Transmittal***

**Agenda Item #:** 3  
**Agenda Title:** Proclamation of April as Fair Housing Month  
**Council Action to be taken:** Mayor will present Proclamation  
**Initiating Department:** City Administration  
**Staff Contact:** Susan Brock, City Clerk

**1. INTRODUCTION/PURPOSE**

To proclaim April, 2013 as Fair Housing Month to assist in meeting the publication requirements for federal grant funded programs for low income housing.

**2. DESCRIPTION/ JUSTIFICATION**

The Fair Housing Act was included in Title VIII of the Civil Rights Act and signed in April of 1968 to ensure all Americans have equal access to housing. Each year the City uses this proclamation to help meet requirements set out by the federal government for those entities who receive funding for low income housing programs.

**3. FINANCIAL/BUDGET**

**4. TIMELINE CONSIDERATIONS**

**5. RECOMMENDATION**

**6. REFERENCE FILES**

3a. [Proclamation](#)

# **Proclamation**

**WHEREAS**, Title VIII of the Civil Rights Act of 1968 prohibits discrimination in housing and declares it a national policy to provide for fair housing in the United States; and

**WHEREAS**, the principle of Fair Housing is not only national law and policy, but a fundamental human entitlement for all Americans; and

**WHEREAS**, by recognizing the anniversary of the National Fair Housing Law during the month of April provides an opportunity for us to recognize that the goal of equal housing opportunities can only be accomplished with the help and cooperation of all Americans.

**NOW, THEREFORE**, the City Council does hereby proclaim April as Fair Housing Month in the City of Taylor and supports the Fair Housing law.

**PROCLAIMED** this the 11th day of April, 2013.

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Don Hill, Mayor



## ***City Council Meeting April 11, 2013 Agenda Item Transmittal***

**Agenda Item #:** 4

**Agenda Title:** Receive Presentation of Future Land Use Map proposed changes and set a date for a Public Hearing.

**Council Action to be taken:** Consider a Public Hearing date of April 25, 2013.

**Initiating Department:** Planning and Development

**Staff Contact:** Bob van Til, Director

### **1. INTRODUCTION/PURPOSE**

The purpose of this item is to brief the Council on the proposed Major Corridor Future Land Use Plan.

### **2. DESCRIPTION/ JUSTIFICATION**

In recent years, properties along our major corridors were being rezoned to commercial to allow for new development in these areas. Much of the property along the major corridors in the City was designated on the future land use plan as Single Family.

In early 2012, the City received a rezoning request to change a parcel of property on W 2<sup>nd</sup> Street from commercial to industrial. This prompted the City to take a closer look at the land use designations on the future land use plans to verify that the community had land use designations it was comfortable with, especially along the major corridors.

A review of future land use plans in other south central Texas cities revealed that most of the property along their major corridors in and near the cities was being designated for commercial or non-residential uses.

The proposed changes in our corridors' future land use plan will allow for more commercial uses along our major corridors.

During the summer and early fall of 2012, staff conducted several public meetings to receive feedback from the affected property owners.

The planning process culminated in a workshop with the Planning Commission in September and public hearings with the Planning and Zoning Commission in October and November (continued from October), following which they forwarded a recommendation to approve the future land use plans.

The recommendation from the Planning Commission differs from the recommendation made by staff to the Commission. The difference is specifically over a parcel of property at the intersection of FM 973 and Carlos G. Parker SW: staff recommends commercial, and possibly some residential toward the rear (north) of the property, and the Planning Commission recommended residential.

This tract of land consists of about 100 acres just south of the Hills of Mustang Creek. The residents of this subdivision were successful in convincing the Planning Commission to recommend residential for this property. They objected to the commercial designation of the property. The property owner of the 100 acre tract was not able to attend the public hearing and was not able to advocate for his preferences.

Another change to the future land use plans than what was submitted to the Planning Commission involves a ten-acre tract on the SW corner of SH 95 South and Carlos G. Parker. Originally it was slated as residential; now staff recommends commercial. This was done to accommodate business development in this area.

To assist the Council in understanding the differences between future land use plans and zoning, please see the attached 'White Paper.'

A Power Point with the proposed future land use plan changes is also attached.

### **3. FINANCIAL/BUDGET**

N/A

### **4. TIMELINE CONSIDERATIONS**

If the public hearing can be scheduled for April 25, 2013, the ordinance can be acted on during the first meeting in May.

### **5. RECOMMENDATION**

Consider setting a public hearing date for April 25, 2013.

### **6. REFERENCE FILES**

- 4a. [Power Point](#) with Future Land Use Maps
- 4b. [Major Corridors](#) Future Land Use Plan 'White Paper.'



# Taylor City Council Meeting

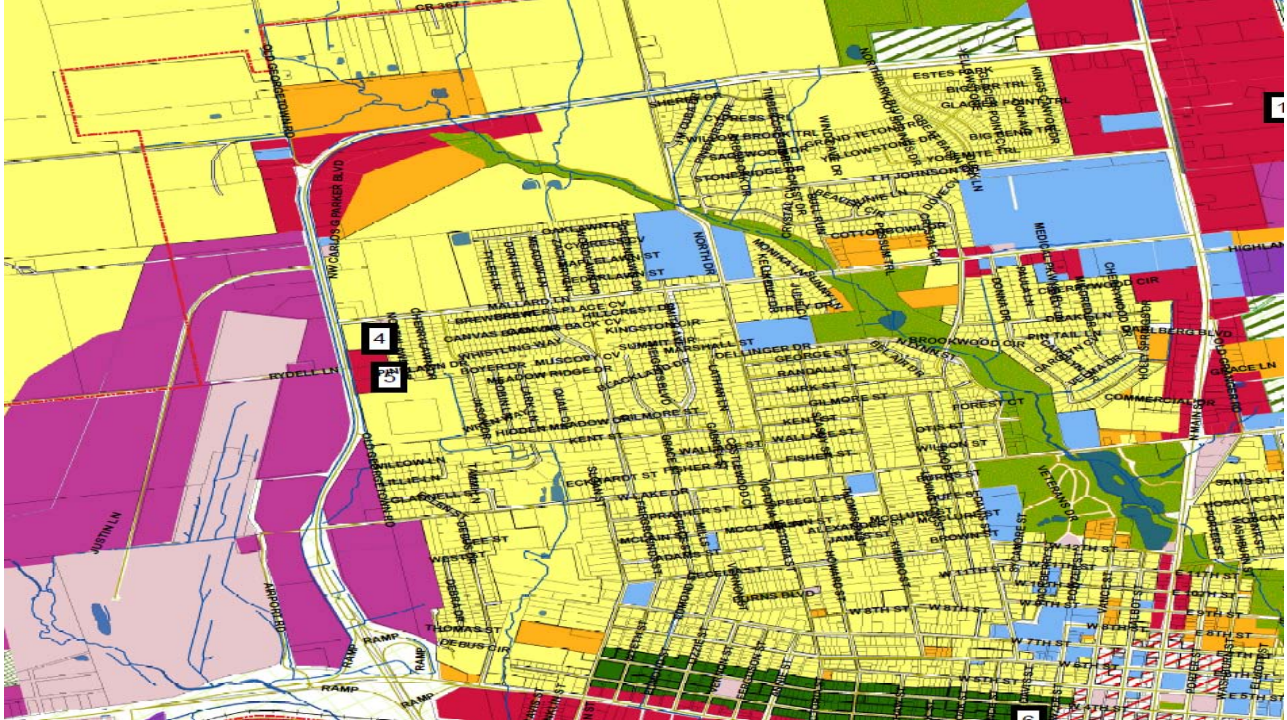
April 11, 2013, 6:00 p.m.

Planning and Development  
Department

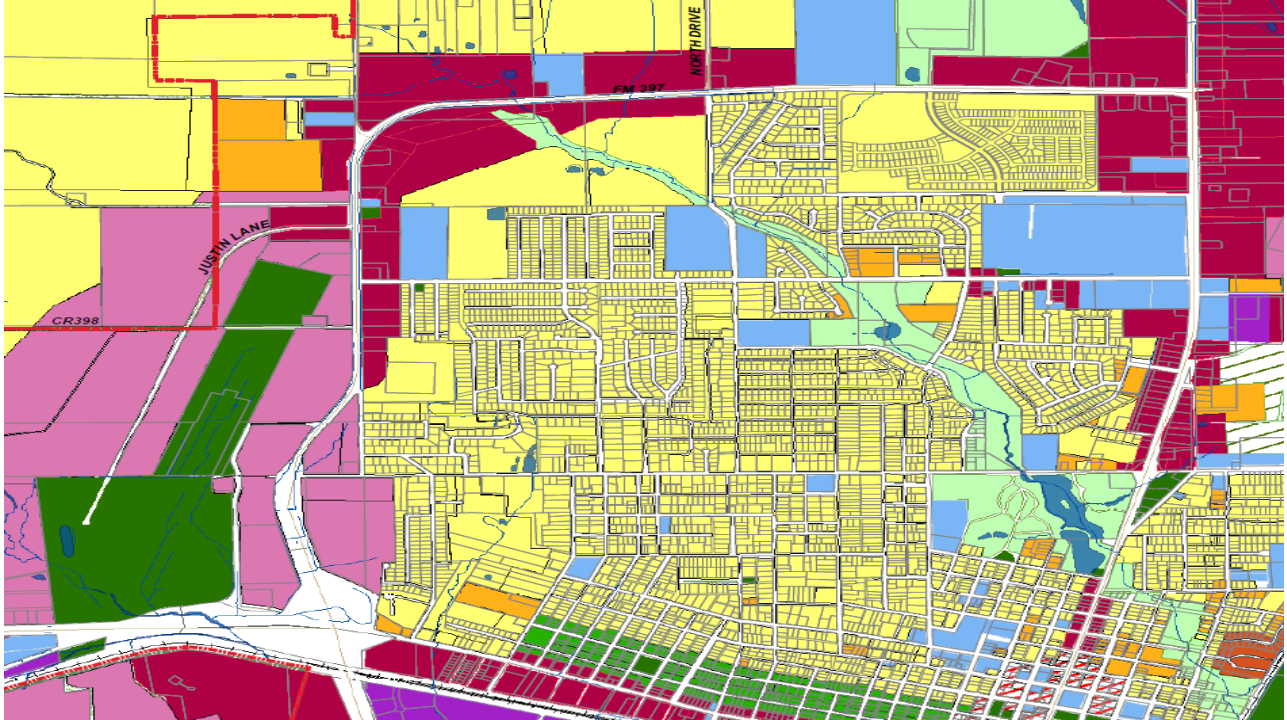
# Major Corridor Future Land Use Plans

- The proposed Plan will allow for more commercial uses along our major corridors including:
  - US 79,
  - Carlos G. Parker Blvd, and
  - FM 973.

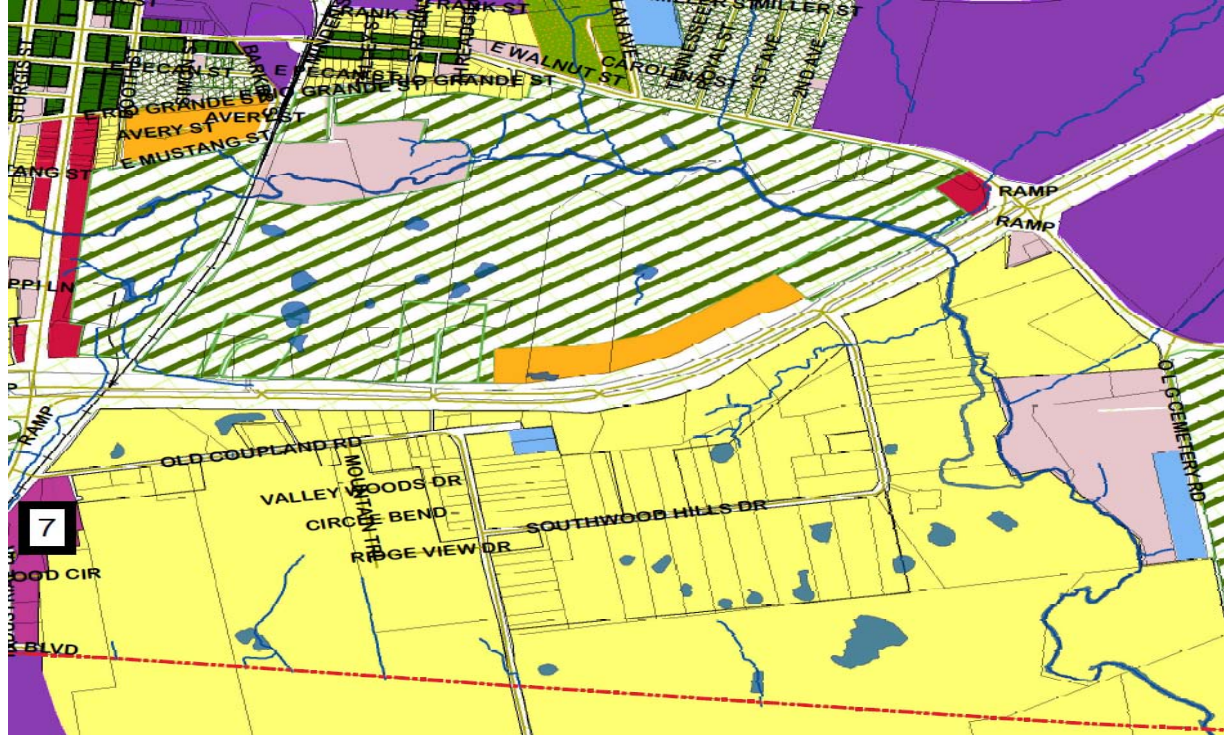
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PROPOSED  
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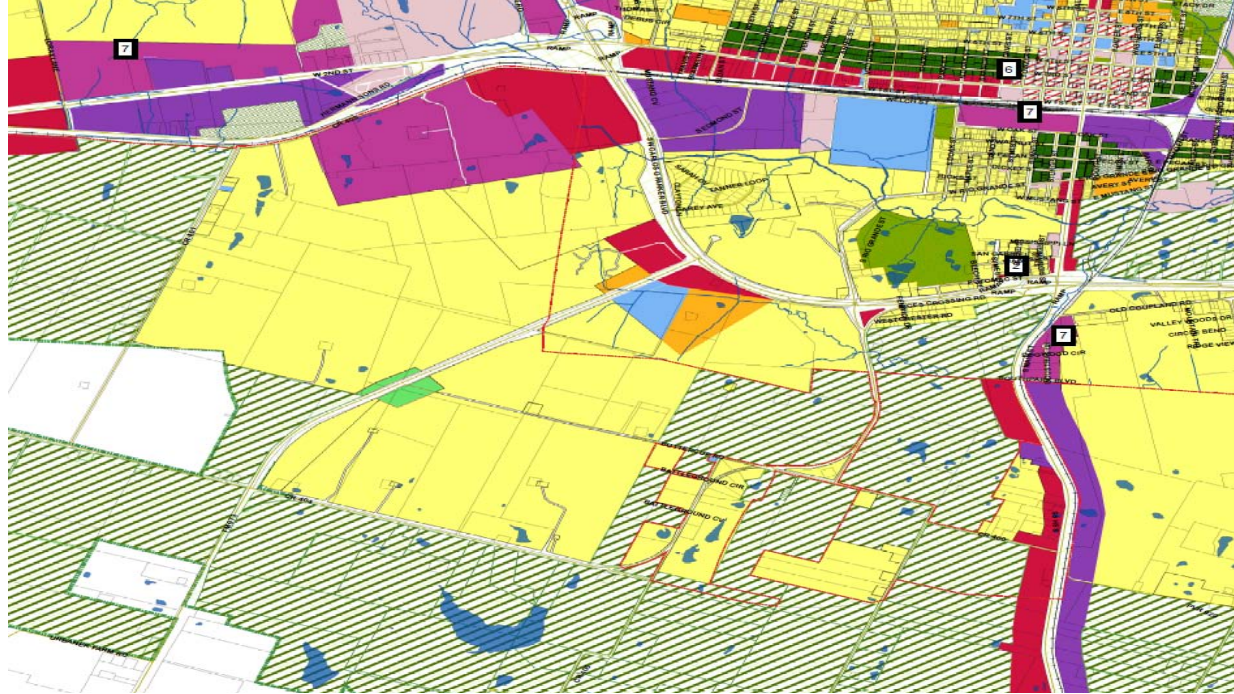
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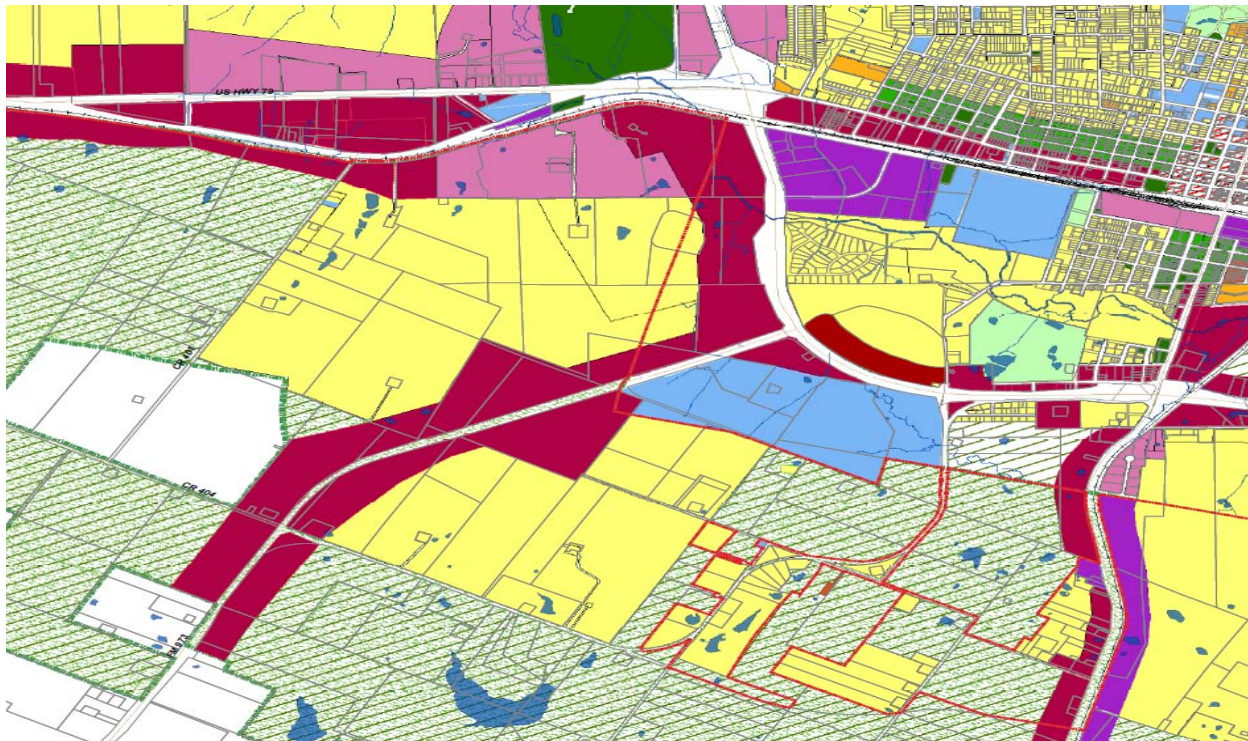
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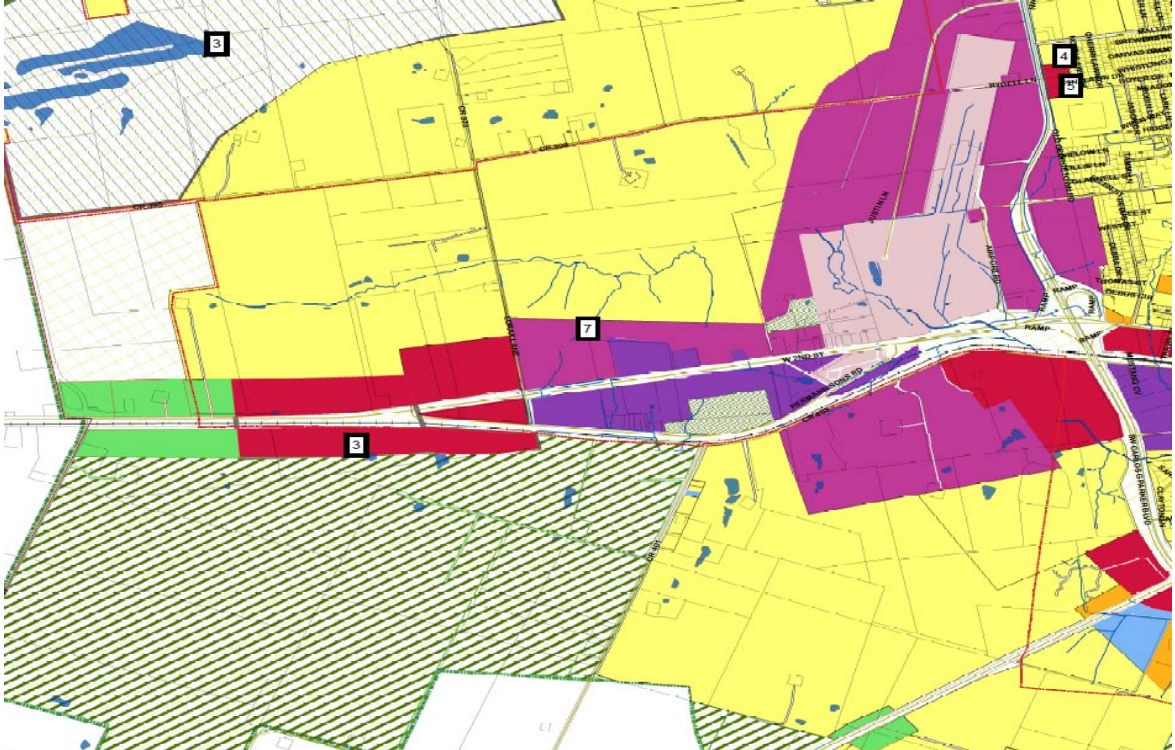
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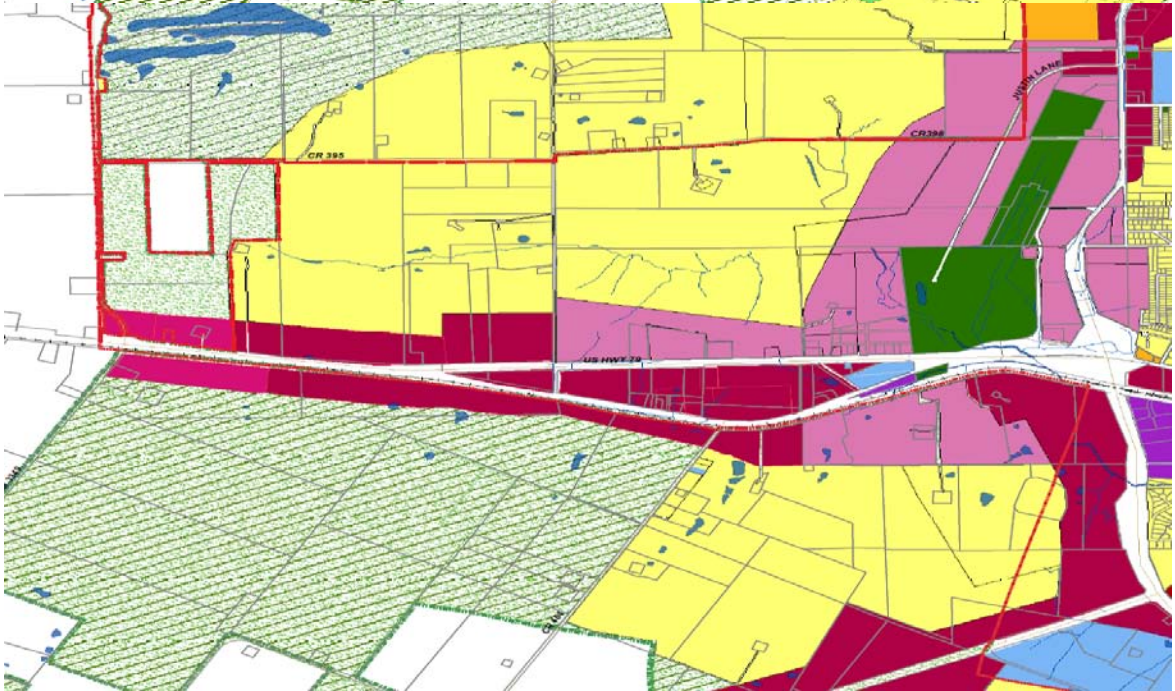
PROPOSED  
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EXISTING  
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PROPOSED  
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# Major Corridor Future Land Use Plans

- The Planning and Zoning Commission recommended changes to the Future Land Use Plan in November 2012 to allow for future commercial development along major corridors.

# Next Steps

- Conduct a public hearing on April 25, 2013,  
or
- Request the Planning Commission to reconsider their recommendation (resolve the issue on the 100 acre tract).

## **Future Land Use Plans: A Brief White Paper.**

### **Part 1.**

Future Land use Plans are important planning tools for local governments in a number of ways. These plans describe what kind of land use the community envisions in the future. For instance, they describe how a community may imagine a neighborhood's changes over time from residential to commercial. The two primary reasons for having future land use plans are:

- (1) They establish a future vision for the community's land uses, typically over a 20-year planning horizon, and
- (2) They assist local leaders with zoning change decisions.

Future Land Use Plans are typically included in the community's comprehensive plan, along with transportation plans, housing plans, parks and recreation plans and so on.

Comprehensive plans are authorized in Chapter 213 of the Local Government Code <sup>(1)</sup>. They are also referenced in Chapter 211 of the Local Government Code <sup>(2)</sup>.

Chapter 213 says that a Comprehensive Plan is not required by law. However, best management practices often reveal that having a plan is often more effective than not having one. For example, if a community does not have a comprehensive plan, and they are considering a zoning change, they have no formal plan to follow in order to make their decisions. Although rezoning is a legislative process subject to decision making that is not always rooted in fact, the community does run the risk of making arbitrary and capricious decisions which carry with it some degree of liability. Alternately, having a plan mitigates this possibility to a large degree. Having a plan also provides the private sector predictability for their development plans. Knowing that their development is in compliance with a community plan allows them a larger degree of confidence that their project will come to fruition. This is good economic development, too.

Chapter 211.004 states that a zoning ordinance must be in compliance with the comprehensive plan (if the community has one). For example, in recent years, the City adopted several recommendations made in the comprehensive plan relating to zoning such the creation of the Business Park and Downtown Neighborhood zoning districts.

The Zoning Ordinance and the zoning map implement the Future Land Use Plan.

Typically, the future land use plan covers the entire community. However, the Plan may highlight a certain area for closer scrutiny such as a neighborhood or a transportation corridor, depending on the needs and wants of the residents or property owners of a certain geographic area, or the local leadership.

For instance, following every annexation, the newly annexed areas undergo the process to create future land use plan to guide future zoning decisions. All newly annexed areas are brought into the city with the R1, single family, zoning designation. In essence, this provides the City with an enhanced control over its land uses since improvements most certainly will require some type of rezoning. This is key also in cleaning up non-conforming uses that may exist in the city following annexation.

Also, in response to some significant event, such as rebuilding W. 2<sup>nd</sup> Street, a closer look of an area is made to see how the public investment could be enhanced through a ‘public-private partnership’ of code compliance, economic incentives, and mutual cooperation.

Finally, neighborhood revitalization can also be advanced through the efforts of reviewing and developing a future land use plan. These efforts can often highlight local neighborhood priorities and projects that can be planned and prepared for.

Adopting a future land use plan essentially follows the same procedure as a rezoning case: notices are sent to effected property owners, a public hearing is held with the Planning and Zoning Commission, a recommendation is made to the City Council, notices are sent again to property owners and a formal notice is published in the local news paper, and a public hearing is conducted with the City Council following which the Council, in Taylor’s case, can introduce the ordinance. The final step is taken when the Council formally adopts the ordinance creating the future land use plan.

This sequence of events honors the need for public input and disclosure, and respects individual property right, to the extent possible when balancing public and private interests.

In any land use related planning process, whether it involves a future land use plan, small area plan, or an entire comprehensive planning effort, public meetings are an

integral step in the process. Public *meetings* differ from public *hearings* in that public meetings are an exchange of information rather than the formal and legally required process of a public hearing, heavily weighted to the requirements of *Robert's Rules of Order*, where the decision makers only 'hear' what the public has to say without the benefit of an interactive exchange. The public meeting process is designed, in part, to ferret out as best as possible, the negative aspects of the public's perceptions of the project and attempt to resolve them before the project appears at the formal public hearing. This is not always possible but people tend to more at ease in public meetings and are more apt to express their opinions and work on mutually beneficial solutions in these venues.

## Part 2.

The Major Corridors Future Land Use Plans were started over a year ago when a local land owner requested a rezoning from commercial to industrial. The Planning Commission recommended denial of the request and asked that staff review the major corridors to examine if the future land uses were appropriate or not.

In the course of the project, staff examined several major corridors in Taylor:

- Carlos G Parker Blvd from US 79 west to FM 112,
- US 79 from the west loop, west to the city limit line,
- Carlos G Parker West, Northwest, and North , and
- FM 973 from Carlos G Parker to the city limit line

Other major corridors were addressed during the comprehensive planning process and following the various annexations.

The planning process went smoothly until the neighbors in the Mustang Creek Subdivision discovered that the intent for their neighbor's property was to be commercial and not residential. The owner of the neighboring tract expressed a desire to have a mixture of commercial and residential on the property. This discussion slowed the resolution of the planning project to a crawl as city staff worked with both parties in an attempt to achieve a win-win solution, to no avail.

The remainder of the corridors' property owners are content with the plans as prepared.

The Planning Commission held a public hearing on the proposed plans. The residents in the Mustang Creek Subdivision were clear with their opinions about

their neighbor's property. The neighbor, whose property was the topic of discussion, was not able to come to the hearing.

As a result of this dynamic, the Commission recommended that the plans be approved; however, the parcel under contention should be designated as residential, not commercial in any way. Staff's recommendation was that the parcel be designated as commercial.

The final step in the process is scheduled for April 25, 2013, unless otherwise directed. On this date staff is planning to conduct the public hearing with the City Council. In preparation of this hearing, staff intends to provide the Council with a briefing of the few dynamics surrounding the process to date.

Foot Notes:

**(1) Comprehensive Plans:**

Sec. 213.001. PURPOSE. The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.001 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.002. COMPREHENSIVE PLAN. (a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.

(b) A comprehensive plan may:

- (1) include but is not limited to provisions on land use, transportation, and public facilities;
- (2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
- (3) be used to coordinate and guide the establishment of development regulations.

(c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

(d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395, may be incorporated in a comprehensive plan.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.002 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.003. ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN. (a) A comprehensive plan may be adopted or amended by ordinance following:

- (1) a hearing at which the public is given the opportunity to give testimony and present written evidence; and
- (2) review by the municipality's planning commission or department, if one exists.

(b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Amended by Acts 1999, 76th Leg., ch. 62, Sec. 13.07, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.004. EFFECT ON OTHER MUNICIPAL PLANS. This chapter does not limit the ability of a municipality to prepare other plans, policies, or strategies as required.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.004 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.005. NOTATION ON MAP OF COMPREHENSIVE PLAN. A map of a comprehensive plan illustrating future land use shall contain the following clearly visible statement: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.005 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

## **(2) Texas Zoning Enabling Act**

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN. (a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets;
- (2) secure safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

(b) Repealed by Acts 1997, 75th Leg., ch. 459, Sec. 2, eff. Sept. 1, 1997.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 458, Sec. 1, eff. Aug. 28, 1989; Acts 1997, 75th Leg., ch. 459, Sec. 2, eff. Sept. 1, 1997.



***City Council Meeting***  
***April 11, 2013***  
***Agenda Item Transmittal***

**Agenda Item #:** 5

**Agenda Title:** Consider proposed annexation for 2013

**Council Action to be taken:** Initiate annexation

**Initiating Department:** Planning and Development

**Staff Contact:** **Bob van Til, Director**

|                                |
|--------------------------------|
| <b>1. INTRODUCTION/PURPOSE</b> |
|--------------------------------|

The purpose of this presentation is to review and consider initiating annexation on the north side of the City.

This annexation will incorporate more of Chandler Rd, adding the entire right of way in to the City's Extraterritorial Jurisdiction, or ETJ, as well extend the ETJ to the north.

|                                      |
|--------------------------------------|
| <b>2. DESCRIPTION/ JUSTIFICATION</b> |
|--------------------------------------|

The proposed area for annexation is shown on the map (Attachment A) for your review and consideration to initiate annexation proceedings.

The completion date for the annexation is projected to be in June if initiated at today's meeting.

The estimated number of homes within this area is 10, and the estimated population is 20 to 30. Of the 31 parcels within the annexation area, eight are not agriculturally exempt.

Most parcels are agriculturally exempt and they may opt out of the city. Owners will be notified if their property is exempt, and the exempt properties may be excluded from annexation at their request for up to 45 years at 15 year intervals, as long as the parcels maintain their agricultural exemption status. Even though many of the parcels are exempt, the city's ETJ will still be extended just as if they had been annexed into the City.

The tax value of this annexation is \$1,404,751 (Tax year 2012) and the market value is \$7,314,702. The area will add about 8% to the size of Taylor, or about 940 acres. Once the area is surveyed, the actual acres may differ slightly.

### **3. FINANCIAL/BUDGET**

### **4. TIMELINE CONSIDERATIONS**

See Annexation Schedule

### **5. RECOMMENDATION**

Consider initiating annexation proceedings.

### **6. REFERENCE FILES**

- 5a. [Annexation map](#)
- 5b. [Annexation schedule](#)
- 5c. [Annexation parcel](#) information

Annexation 2013

Projected ETJ

Taylor City Limits

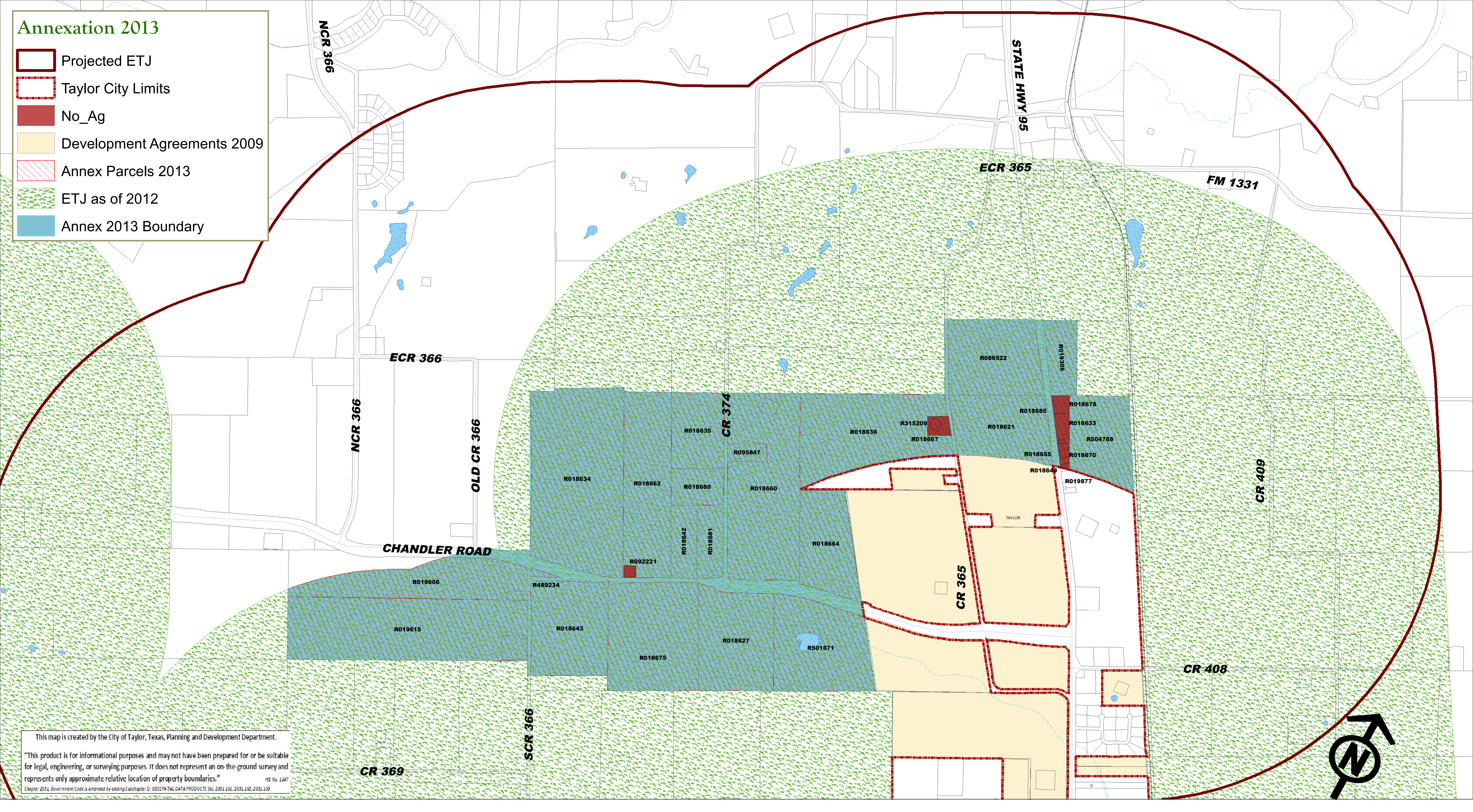
No\_Ag

Development Agreements 2009

Annex Parcels 2013

ETJ as of 2012

Annex 2013 Boundary



## 2013 ANNEXATION SCHEDULE

| LGC SECTION | STEP | ACTION                                                                                  | NOTE                                                                                          | SCHEDULE              |
|-------------|------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------|
|             | 1    | <b>Council authorizes annexation to proceed</b>                                         | <b>Council Meeting</b>                                                                        | <b>April 11, 2013</b> |
|             | 2    | Survey of Land (BTS)                                                                    | Begin after annexation initiation                                                             | May 1, 2013           |
| 43.035      | 3    | Mail Development Agreements                                                             | After annexation initiation                                                                   | April 26, 2013        |
| 43.062      | 4    | Mail annexation letters to property owners who are not agriculturally exempt, if any    | After annexation initiation                                                                   | April 26, 2013        |
| 43.062      | 5    | Last day to send all notices                                                            | Property owners, utilities, schools, Rail Road (Cert Mail for RR)                             | April 26, 2013        |
| 43.063      | 6    | Last day to send notice to newspaper for notice #1                                      | Minimum of one day prior to publication                                                       | May 8, 2013           |
| 43.065      | 7    | Service Plan is available                                                               |                                                                                               | May 23, 2013          |
| 43.063      | 8    | #1 Notice is posted on the City's website                                               | Must be posted no more than 20 days and no less than 10 days prior to first public hearing    | May 8, 2013           |
| 43.063      | 9    | Send first notice to TISD                                                               | Must be sent no more than 20 but no less than 11 days before the PH#1                         | May 8, 2013           |
| 43.063      | 10   | #1 Notice appears in the newspaper                                                      | Must be published no more than 20 days and no less than 10 days prior to first public hearing | May 9, 2013           |
| 43.063      | 11   | Last day to send notice to newspaper for notice #2                                      | Minimum of one day prior to publication                                                       | May 29, 2013          |
|             | 12   | Deadline to receive Development Agreements                                              |                                                                                               | May 28, 2013          |
| 43.063      | 13   | #2 Notice is posted on the City's website                                               | Must be posted no more than 20 days and no less than 10 days prior to public hearing #2       | May 28, 2013          |
| 43.063      | 14   | Send second notice to TISD                                                              | Must be sent no more than 20 but no less than 11 days before the PH#2                         | May 28, 2013          |
| 43.063      | 15   | #2 Notice appears in the newspaper                                                      | Must be published no more than 20 days and no less than 10 days prior to public hearing #2    | May 29, 2013          |
|             | 16   | Prepare TL for public hearing #1                                                        |                                                                                               | May 14, 2013          |
| 43.063      | 17   | <b>Conduct public hearing #1</b>                                                        | <b>Service plan must be available at this meeting</b>                                         | <b>May 23, 2013</b>   |
|             | 18   | Prepare TL for public hearing #2                                                        |                                                                                               | June 4, 2013          |
| 43.063      | 19   | <b>Conduct public hearing #2, Introduce ordinance and accept Development Agreements</b> | <b>Must be no more than 40 days or less than 20 days from the ordinance passage date</b>      | <b>June 13, 2013</b>  |
|             | 20   | Begin Land use Planning                                                                 | Leads up to rezoning after annexation                                                         | September 1, 2013     |
|             | 21   | Write annexation ordinance                                                              |                                                                                               | May 1, 2013           |
|             | 22   | Write TL for introduction of ordinance                                                  |                                                                                               | June 4, 2013          |
| 43.064      | 23   | <b>Adopt Ordinance</b>                                                                  | <b>Must a maximum of 90 days from the date the ordinance was introduced.</b>                  | <b>June 13, 2013</b>  |

## 2013 ANNEXATION SCHEDULE

|  |    |                                    |  |                         |
|--|----|------------------------------------|--|-------------------------|
|  | 24 | Write TL for adoption of ordinance |  | June 27, 2013           |
|  | 25 | Complete Future Land Use Planning  |  | <b>December 1, 2013</b> |

| PIN     | ACREAGE       | SITUS ADDRESS            | NAME                               |
|---------|---------------|--------------------------|------------------------------------|
| R018621 | 41.340        | HWY 95 TAYLOR            | Mark & Cathy Albrecht              |
| R018627 | 51.21         | CR 366 TAYLOR            | Rudy J Dana                        |
| R018633 | 1.820         | 15555 HWY 95 TAYLOR      | HDF Investments LTD                |
| R018634 | 94.74         | CR 374 TAYLOR            | Walter Family LP                   |
| R018635 | 27.30         | CR 366 TAYLOR            | Marvin Graw & Darlene Hyzak        |
| R018636 | 71.632        | CR 365 TAYLOR            | Marvine & Darlene Graw             |
| R018642 | 13.14         | 13531 CHANDLER RD TAYLOR | John James Komandosky              |
| R018643 | 48.46         | CR 367 TAYLOR            | Margaret Ann K Hayes               |
| R018649 | 0.344         | 1801 HWY 95 S            | Tommy Talley                       |
| R018655 | 0.750         | 1751 HWY 95 S TAYLOR     | Mary Perez                         |
| R018660 | 84.39         | 1000 CR 374 TAYLOR       | Donald & Patrica Randig            |
| R018662 | 62.09         | 351 CR 374 TAYLOR        | Eleen Jasky                        |
| R018664 | 36.53         | 14417 CHANDLER RD TAYLOR | Gregory & Vicki Brinkmeyer         |
| R018667 | 2.000         | 950 CR 365 TAYLOR        | Leroy Sladek                       |
| R018670 | 0.564         | 1711 HWY 95 S TAYLOR     | Mary Elizabeth Fero                |
| R018675 | 65.00         | 701 CR 367 TAYLOR        | Wilbert J & Joyce M Vorwerk        |
| R018678 | 2.000         | 15555 HWY 95 TAYLOR      | HDF Investments LTD                |
| R018680 | 13.13         | CR 366 TAYLOR            | Joe Komandasky                     |
| R018681 | 13.14         | CR 366 TAYLOR            | Edmund Komandosky                  |
| R018685 | 0.186         | 1701 HWY 95 S TAYLOR     | Mary Elizabeth Fero                |
| R019306 | 15.060        | 1451 HWY 95 S            | Nolin & Shirley Werchan            |
| R019606 | 48.10         | 2850 CR 366 TAYLOR       | Vlasta E Mekolik                   |
| R019615 | 100.00        | 3000 CR 366 TAYLOR       | Pearl Lee Brinkmeyer               |
| R019877 | 0.313         | 1811 HWY 95 S            | Wayne & Karen Curry                |
| R086522 | 47.490        | HWY 95 S                 | Kent, Kirk, Randall & Rodney Bohls |
| R092221 | 1.00          | 13691 CHNDLER RD TAYLOR  | Patrik P & Debbie K Kovar          |
| R095847 | 4.84          | 1000 CR 374 TAYLOR       | Donald & Patrica Randig            |
| R315209 | 0.750         | 950 CR 365 TAYLOR        | Leroy Sladek                       |
| R489234 | 0.93          | CR 374 TAYLOR            | Walter Family LP                   |
| R501671 | 56.92         | 14417 CHANDLER RD TAYLOR | Gregory & Vicki Brinkmeyer         |
| R504788 | 35.690        | HWY 95 S                 | Terrell & Geraldine Timmermann     |
|         | <u>940.86</u> | ACRES                    |                                    |

| ADDRESS                 | CITY         | STATE | ZIP        | LEGAL                | AG  |
|-------------------------|--------------|-------|------------|----------------------|-----|
| 29 SUNRISE RD           | CODY         | WY    | 82414-9698 | W. J. BAKER SURVEY   | AG  |
| 7309 FM 2621            | BRENHAM      | TX    | 77833-0149 | W. J. BAKER SURVEY   | AG  |
| 6600 LOST HORIZON DR    | AUSTIN       | TX    | 78759-6175 | W. J. BAKER SURVEY   | AG  |
| 9409 MANITOU SPRINGS LN | AUSTIN       | TX    | 78717-2956 | W. J. BAKER SURVEY   | AG  |
| 1309 ARRONIMINK CIR     | AUSTIN       | TX    | 78746-6303 | W. J. BAKER SURVEY   | AG  |
| 1309 ARRONIMINK CIR     | AUSTIN       | TX    | 78746-6303 | W. J. BAKER SURVEY   | AG  |
| 1222 CR 305             | MCDADE       | TX    | 78650-5226 | W. J. BAKER SURVEY   | AG  |
| 5760 SOUTHBEND LN       | OLIVE BRANCH | MS    | 38654-3225 | W. J. BAKER SURVEY   | AG  |
| P O BOX 1287            | TAYLOR       | TX    | 76574-6287 | W. J. BAKER SURVEY   |     |
| 1751 S HWY 95           | TAYLOR       | TX    | 76574-5076 | W. J. BAKER SURVEY   |     |
| 1000 CR 374             | TAYLOR       | TX    | 76574-4923 | W. J. BAKER SURVEY   | AG  |
| 5521 SOMERFORD LN       | BRYAN        | TX    | 77802-6025 | W. J. BAKER SURVEY   | AG  |
| 14417 CHANDLER RD       | TAYLOR       | TX    | 76574-4971 | W. J. BAKER SURVEY   | AG  |
| 950 CR 365              | TAYLOR       | TX    | 76574-4931 | W. J. BAKER SURVEY   |     |
| 2713 PEGRAM AVE         | AUSTIN       | TX    | 78757      | W. J. BAKER SURVEY   |     |
| 701 CR 367              | TAYLOR       | TX    | 76574-4910 | W. J. BAKER SURVEY   | AG  |
| 6600 LOST HORIZON DR    | AUSTIN       | TX    | 78759-6175 | W. J. BAKER SURVEY   |     |
| 1129 ALTA VISTA DR      | KILLEEN      | TX    | 76549-1148 | W. J. BAKER SURVEY   | AG  |
| 2207 GLADNELL ST        | TAYLOR       | TX    | 76574-1310 | W. J. BAKER SURVEY   | AG  |
| 2713 PEGRAM AVE         | AUSTIN       | TX    | 78757      | W. J. BAKER SURVEY   |     |
| 3310 N MAIN             | TAYLOR       | TX    | 76574      | JETT, A. SURVEY      | AG  |
| 2850 CR 366 S           | TAYLOR       | TX    | 76574      | 496 S PHARRASS SURVE | AG  |
| 907 E APPLGATE DR       | AUSTIN       | TX    | 78753-3903 | 496 S PHARRASS SURVE | AG  |
| 1811 HWY 95 S           | TAYLOR       | TX    | 76574      | W. J. BAKER SURVEY   | N/A |
| PO BOX R                | BASTROP      | TX    | 78602      | JETT, A. SURVEY      | AG  |
| 1010 KENT ST            | TAYLOR       | TX    | 76574-1543 | W. J. BAKER SURVEY   | n/a |
| 1000 CR 374             | TAYLOR       | TX    | 76574-4923 | W. J. BAKER SURVEY   | AG  |
| 950 CR 365              | TAYLOR       | TX    | 76574-4931 | W. J. BAKER SURVEY   | n/a |
| 9409 MANITOU SPRINGS LN | AUSTIN       | TX    | 78717-2956 | W. J. BAKER SURVEY   | AG  |
| 14417 CHANDLER RD       | TAYLOR       | TX    | 76574-4971 | W. J. BAKER SURVEY   | AG  |
| PO BOX 4784             | AUSTIN       | TX    | 78765      | 496 S PHARRASS SURVE | AG  |

| YEAR | MARKET             | ASSESSED           | Per Cent |
|------|--------------------|--------------------|----------|
| 2012 | \$745,882          | \$47,950           |          |
| 2012 | \$372,831          | \$28,447           |          |
| 2012 | \$21,802           | \$1,065            |          |
| 2012 | \$646,594          | \$55,422           |          |
| 2012 | \$108,572          | \$15,971           |          |
| 2012 | \$243,835          | \$41,905           |          |
| 2012 | \$105,569          | \$9,589            |          |
| 2012 | \$374,854          | \$28,350           |          |
| 2012 | \$38,945           | \$38,945           | *        |
| 2012 | \$77,761           | \$77,761           |          |
| 2012 | \$614,366          | \$49,369           |          |
| 2012 | \$452,015          | \$34,755           | *        |
| 2012 | \$242,492          | \$171,250          |          |
| 2012 | \$105,756          | \$105,756          |          |
| 2012 | \$13,120           | \$13,120           |          |
| 2012 | \$443,641          | \$38,026           |          |
| 2012 | \$66,929           | \$66,929           |          |
| 2012 | \$110,410          | \$7,681            |          |
| 2012 | \$107,617          | \$7,687            |          |
| 2012 | \$62,714           | \$62,714           |          |
| 2012 | \$106,898          | \$7,394            |          |
| 2012 | \$473,213          | \$28,173           |          |
| 2012 | \$307,200          | \$56,160           |          |
| 2012 | \$82,165           | \$82,165           |          |
| 2012 | \$367,335          | \$25,407           |          |
| 2012 | \$42,099           | \$42,099           |          |
| 2012 | \$197,006          | \$171,613          |          |
| 2012 | \$36,113           | \$36,113           |          |
| 2012 | \$1,269            | \$544              |          |
| 2012 | \$388,472          | \$33,298           |          |
| 2012 | \$357,227          | \$19,093           |          |
|      | <u>\$7,314,702</u> | <u>\$1,404,751</u> |          |



***City Council Meeting  
April 11, 2013  
Agenda Item Transmittal***

**Agenda Item #:** 6

**Agenda Title:** Executive Session.

**Council Action to be taken:** Consult with City Attorney

**Initiating Department:** City Administration

**Staff Contact:** Jim D. Dunaway, City Manager  
Ted Hejl, City Attorney

|                                |
|--------------------------------|
| <b>1. INTRODUCTION/PURPOSE</b> |
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This Executive Session is called to consult with City Attorney.

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|--------------------------------------|
| <b>2. DESCRIPTION/ JUSTIFICATION</b> |
|--------------------------------------|

The Taylor City Council will conduct a closed meeting under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

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| <b>3. FINANCIAL/BUDGET</b> |
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| <b>4. TIMELINE CONSIDERATIONS</b> |
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|                          |
|--------------------------|
| <b>5. RECOMMENDATION</b> |
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|                           |
|---------------------------|
| <b>6. REFERENCE FILES</b> |
|---------------------------|

6a. [Executive Session](#) form

**TAYLOR CITY COUNCIL  
CERTIFIED AGENDA - EXECUTIVE SESSION**

1. OPEN MEETING ANNOUNCEMENT

The City of Taylor City Council convened in Open Session, declared a quorum on April 11, 2013 and has posted an Official Agenda indicating the possible need for an Executive Session. The Council will now adjourn into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section:

- |                                     |         |                                                                                                                                                                                    |
|-------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | 551.071 | To consult with its attorney regarding a matter in which the duty of the attorney to the City conflicts with the Open Meetings Act.                                                |
| <input checked="" type="checkbox"/> | 551.072 | To conduct deliberations regarding the purchase, exchange, lease, or value of real property.                                                                                       |
| <input type="checkbox"/>            | 551.074 | Regarding personnel matters                                                                                                                                                        |
| <input type="checkbox"/>            | 551.087 | Regarding economic development negotiations and considering financial or other incentives to a business prospect that the City seeks to have locate in or near the City of Taylor. |

Any action resulting from the Executive Session will be taken in Open Session immediately following the Executive Session.

2. BACK TO OPEN SESSION

The time is now \_\_\_\_\_ and we will reconvene into Open Session. No action or vote was taken on any matter discussed in Executive Session.

**CERTIFICATION**

I, Don Hill, Mayor of the City of Taylor, do hereby certify that this Agenda of an Executive Session of the City Council is a true and correct record of the proceedings.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Don Hill, Mayor



***City Council Meeting  
April 11, 2013  
Agenda Item Transmittal***

**Agenda Item #:** 7

**Agenda Title:** Executive Session.

**Council Action to be taken:** Discuss disposition of real property

**Initiating Department:** City Council

**Staff Contact:** Don Hill, Mayor

|                                |
|--------------------------------|
| <b>1. INTRODUCTION/PURPOSE</b> |
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|                                      |
|--------------------------------------|
| <b>2. DESCRIPTION/ JUSTIFICATION</b> |
|--------------------------------------|

The Taylor City Council will conduct a closed meeting under Section 551.072 of the Texas Government Code in order to discuss the disposition, purchase, exchange, lease or value of real property.

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| <b>3. FINANCIAL/BUDGET</b> |
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|                                   |
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| <b>4. TIMELINE CONSIDERATIONS</b> |
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| <b>5. RECOMMENDATION</b> |
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|                           |
|---------------------------|
| <b>6. REFERENCE FILES</b> |
|---------------------------|

6a. [Executive Session](#) form