

AGENDA

CITY OF TAYLOR, TEXAS SPECIAL CALLED WORKSHOP Taylor City Council

VIA ZOOM
APRIL 7, 2021, 6:00 P.M.

In order to assist in maintaining the health of Council Members, staff and the public, this meeting will be conducted by *video conference*.

You may view this meeting as it's happening through the City's website at
<http://www.ci.taylor.tx.us/660/Taylor-Videos>

For Citizen Communication, please contact the City Clerk's office at Dianna.barker@taylortx.gov prior to 5:30p.m. Wednesday, April 7th

The agenda packet is available at <http://www.ci.taylor.tx.us/calendar>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

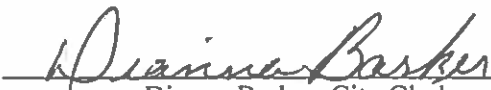
(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Public comments are limited to 3 minutes.)

REVIEW and DISCUSS

1. Conduct Planning for Growth Workshop #3 - Prioritizing the use of existing infrastructure before expanding outward.

ADJOURN

THIS WORKSHOP IS FOR DISCUSSION ONLY. NO ACTIONS WILL BE TAKEN BY THE TAYLOR CITY COUNCIL.

Posted By:  Date 4-1-2021
Dianna Barker, City Clerk



Planning for Growth

City Council Workshop #3 – April 7, 2021

Background

- Significant new development is being proposed
 - Comprehensive Plan update is in process
 - New development should advance goals identified in comprehensive plan
 - Staff is proposing a series of workshops to review proposals and identify planning priorities
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Big Ideas from the Comp. Plan Public Input

- Make smart investments that maximize use of existing infrastructure and provide sufficient revenue for long-term maintenance
 - Maintain Taylor's small-town atmosphere
 - Ensure that housing accommodates all household types and income levels
 - Ensure that all people benefit from growth
 - Support and promote unique, local businesses
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4 Workshops to Discuss Growth Topics

- ✓ **Workshop 1** - Fiscal impacts of new development
- ✓ **Workshop 2** - Neighborhood design that promotes small-town atmosphere

Workshop 3 - Prioritizing the use of existing infrastructure before expanding outward

Workshop 4- Housing types and price points that meet the needs of all income levels and household types

Workshop 3

Prioritizing the Use of Existing Infrastructure before Expanding Outward



STRONG TOWNS

“To rectify the massive financial imbalances suburban-style development has created for our cities, we need to make dramatically better use of the infrastructure investments we have already made.”
Charles L. Marohn, Jr.

1954

City Limits: 5,400 ac.

Population: 9,071

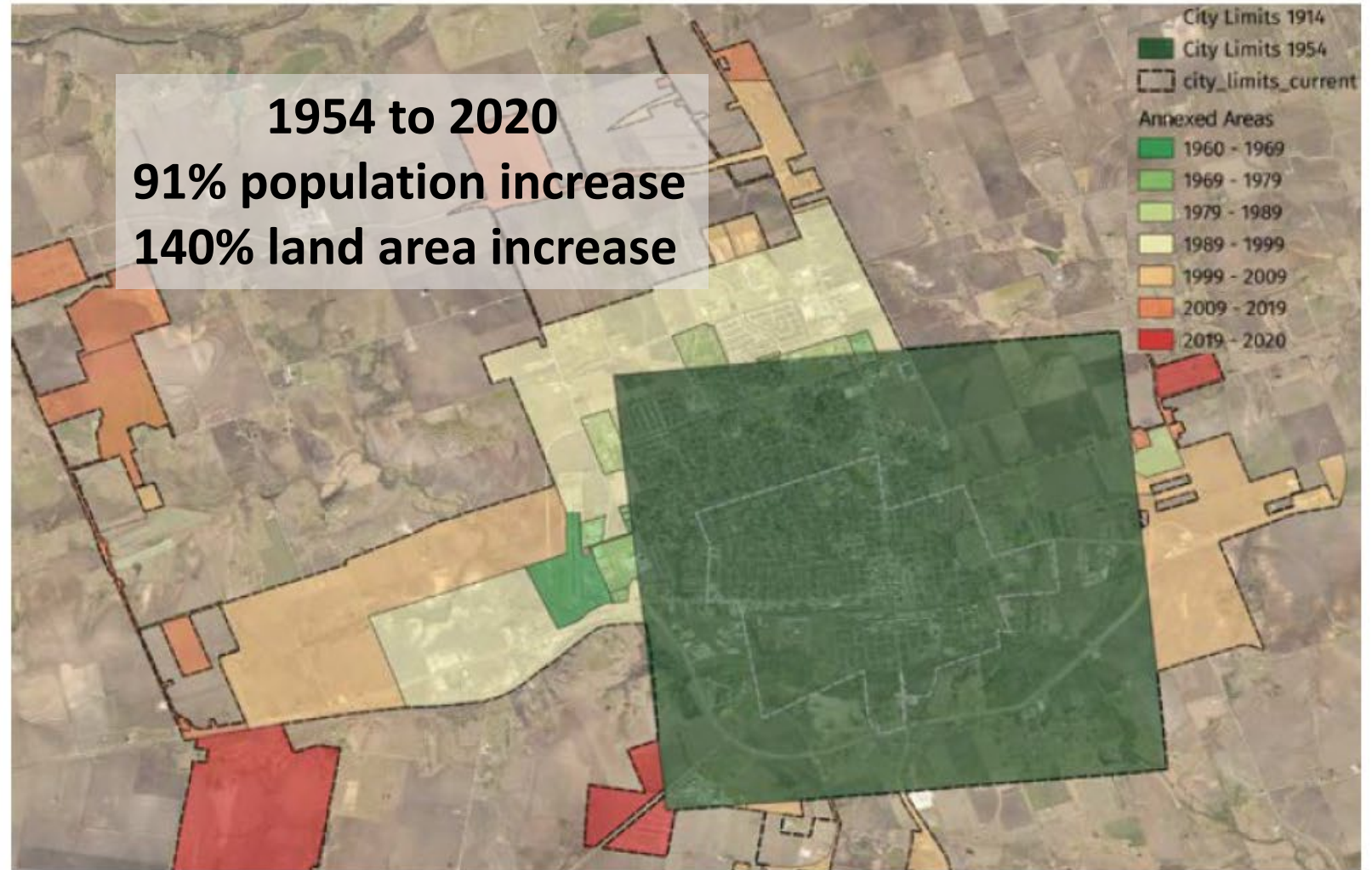
Population Density: 1.68

2020

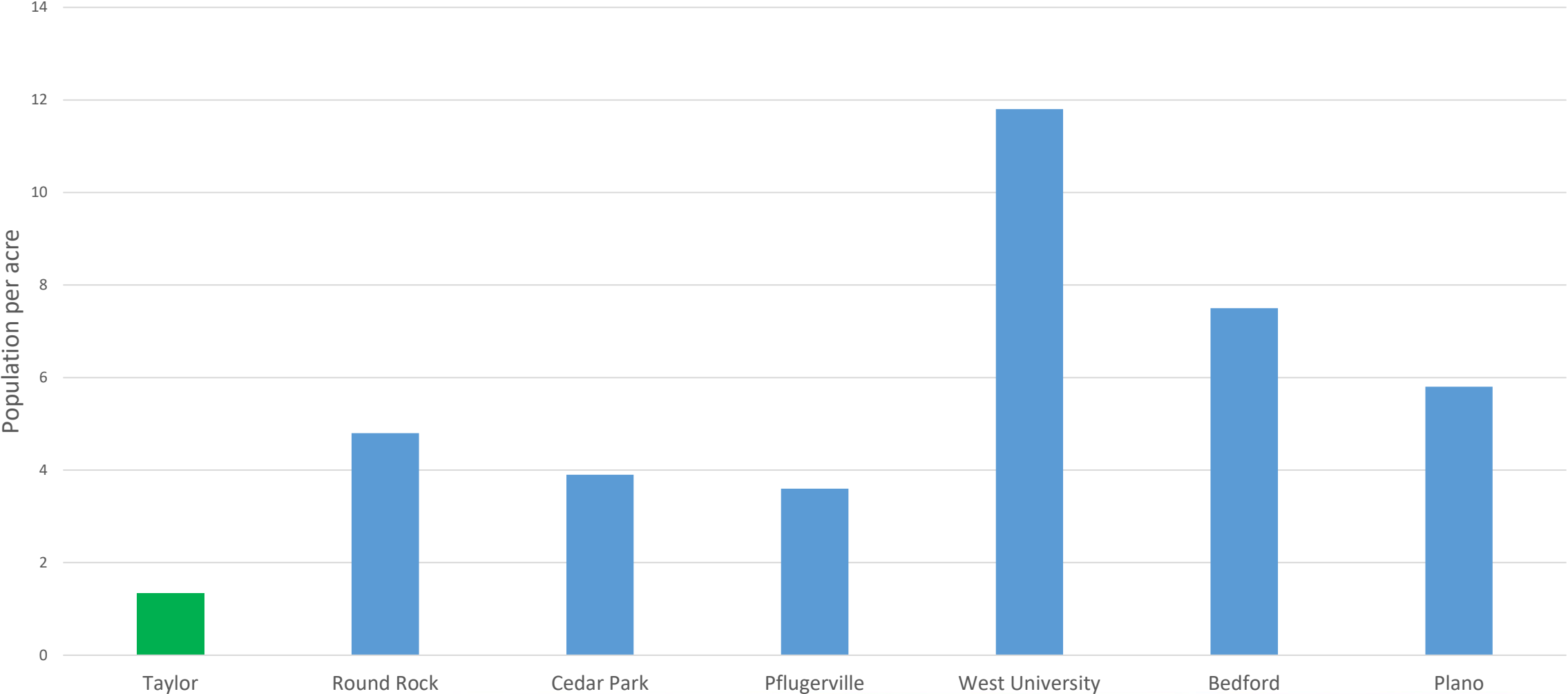
City Limits: 13,083 ac.

Population: 17,383

Population Density: 1.33



Population Density of Texas Cities



Target Population Density

- Taylor's population density has been decreasing as the City adds more land area faster than population growth.
 - This leads to higher costs per capita for municipal services
 - In order to reverse this trend, the City will need to prioritize development within areas already served by municipal infrastructure and avoid expanding the city limits boundary
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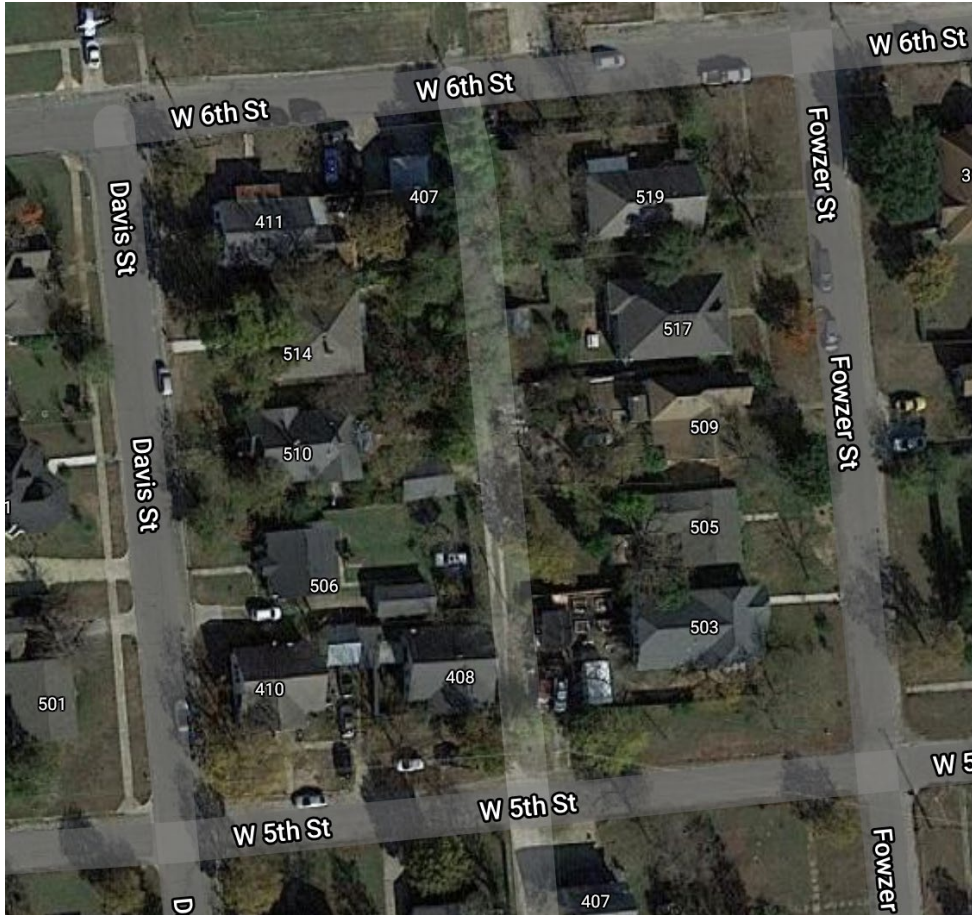
Target Population Density

- If Taylor's existing city limits were as dense as:
 - Round Rock - we could accommodate a population of 62,798
 - Plano - we could accommodate a population of 75,881
 - West University Place - we could accommodate a population of 154,379

Taylor's population is projected to be 39,552 by 2040

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Target Population Density



The density of a typical block in the old part of Taylor is 11.9 people per acre – the same as West University Place

Here's the math:

- Block = $320' \times 320' = 2.35$ acres
- 10 residences at 2.8 people per residence = 28 people
- $28/2.35 = 11.9$

The Current City Limits is More than Adequate

- We have more land than needed to accommodate growth over the next 20 years even at a low population density
 - As we begin to build out in a pattern more like the older part of town, our population density will increase
 - This will allow us to use less land per capita and require less infrastructure per capita
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Where Should Growth Occur?

Within the existing city limits; and



Where we have existing infrastructure with capacity; and



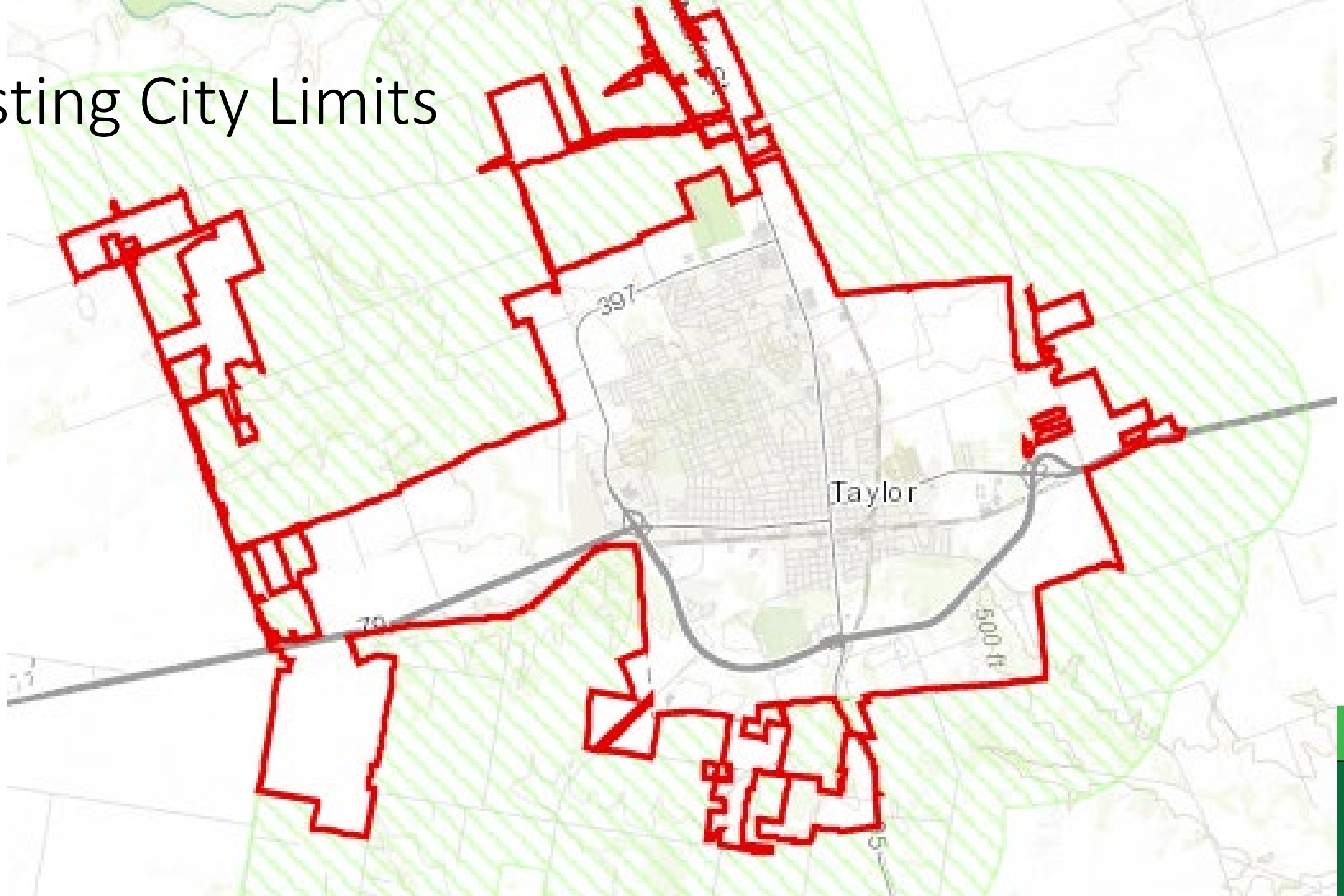
Where there is vacant and underdeveloped land; and



Where there are opportunities for redevelopment



Existing City Limits

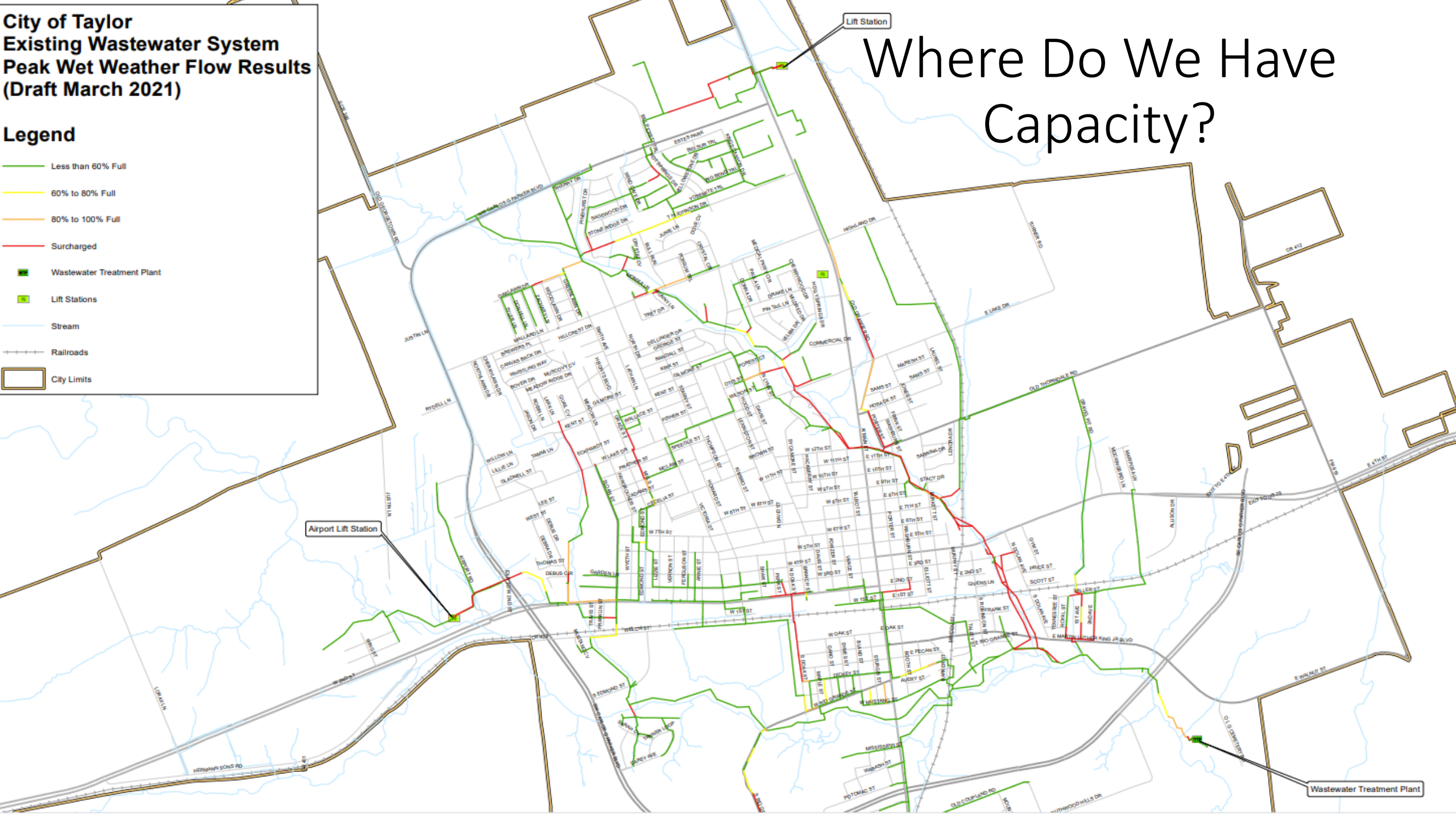


City of Taylor
Existing Wastewater System
Peak Wet Weather Flow Results
(Draft March 2021)

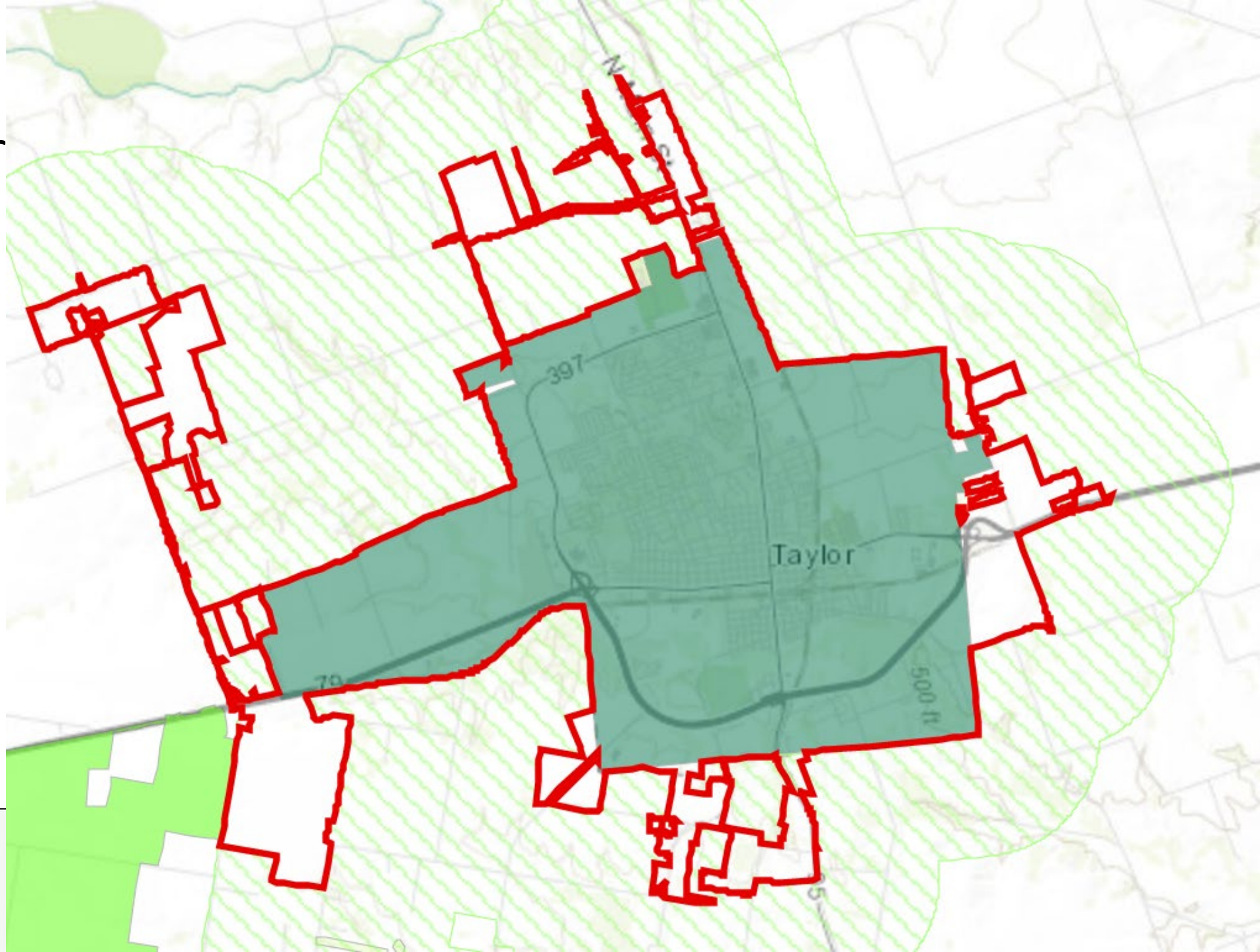
Legend

- Less than 60% Full
- 60% to 80% Full
- 80% to 100% Full
- Surcharged
- Wastewater Treatment Plant
- Lift Stations
- Stream
- Railroads
- City Limits

Where Do We Have Capacity?



City of Taylor Sewer CCN



Where Do We Have
Vacant/Underutilized
Land With Capacity?



Where Do We Have
Opportunities for
Redevelopment?



Where Do We Have
Opportunities for
Redevelopment?



Questions to consider

- Should new development fill in the existing city limits before expanding outward?
 - Is the current city limits where we want it?
 - Should we prioritize development where we have existing infrastructure capacity?
 - Should we set targets for population density?
 - How much land area can we affordably serve?
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Discussion

