

AGENDA

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

FEBRUARY 25, 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 comments, please contact the City Clerk's office at Dianna.barker@taylor.tx.us prior to 5:30p.m. Thursday, February 25th.

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.)

CONSENT AGENDA

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

1. Approve minutes from the February 11, 2021 City Council meeting. (Dianna Barker)
2. Approval of the 2020 TIRZ (Tax Increment Reinvestment Zone Number 1) annual report. (Tom Yantis)
3. Consider revision to the Circulation Policy, specifically on Library Card requirements. (Karen Ellis)
4. Consider awarding the Construction Contract for the Lift Station Emergency Power Improvements Project to Allied Electrical Services, Inc. (AES). (Jim Gray)
5. Consider Resolution R21-08 cancelling the City Council District 2 race for the May 1, 2021 General Election. (Dianna Barker)

PUBLIC HEARINGS / ORDINANCES

6. Hold a public hearing and introduce Ordinance 2021-05 changing the current zoning for a parcel of land, consisting of approximately 6.70 acres, located at the northeast intersection of Carlos G. Parker Boulevard and Mallard Lane, from Local Business Zoning District (B-1) to General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD). (Tom Yantis)
7. Hold a public hearing and introduce Ordinance 2021-07 repealing the Sundance Planned Development Ordinance 2017-32 and replacing it with the Castlewood South Planned Development on a parcel of land consisting of approximately 69.97 acres, located across from Taylor High School and Avery Glen Subdivision, particularly described as Williamson Central Appraisal District Parcels R331183, R019232, and R019652. (Tom Yantis)
8. Hold a public hearing and introduce Ordinance 2021-08 amending the Subdivision Ordinance related to block dimensions, subdivision layout and related items. (Tom Yantis)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

9. Receive the Annual Racial Profiling Report and Presentation. (Chief Fluck)
10. Receive presentation on state of the Taylor Fire Department. (Chief Baum)
11. Consider approval of submission of a grant application to the Department of Homeland Security – FEMA for FY 2020 Staffing for Adequate Fire and Emergency Response (SAFER) grant program. (Chief Baum)

The City Council may take action on any executive session item listed on this agenda after they reconvene into regular session.

Executive Session I. 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.

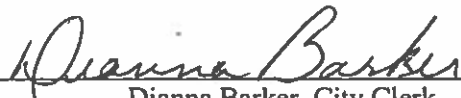
- a. Prospect Farm

12. Take any action regarding Executive Session I.

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 p.m. on February 22, 2021 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.

Posted By:


Dianna Barker, City Clerk

Date

Feb 22, 2021



City Council Meeting February 25, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 1

Agenda Title: Approve minutes from the February 11, 2021 regular Council meeting.

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

Department Submitted: City Clerk

Staff Contact: Dianna Barker

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 meeting 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 / BACKGROUND / PRIOR COUNCIL ACTIONS

N/A

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
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N/A

8. ATTACHMENTS

1a. [February 11, 2021 minutes](#)

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
February 11, 2021 at 6:00 p.m. via Video Conference

In order to assist in maintaining the health of Council Members, staff and the public during COVID-19 pandemic, this meeting was held by video conference.

Council or staff present in City Hall: No one.

Council Members attending via video: Mayor Brandt Rydell
Council Member Dwayne Ariola
Council Member Mitch Drummond
Mayor Pro-Tem Gerald Anderson
Council Member Robert Garcia

Others attending: Mark Schroeder, Assistant City Attorney
Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Dianna Barker, City Clerk

Mayor Brandt Rydell conducted a roll call, declared a quorum and called the meeting to order at 6:00p.m.

CITIZENS COMMUNICATION

Robert Lopez – Lonestar Soccer would like the fields open again. Soccer program is currently booking games for the spring.

Jeff Sciarretta – Concerned about city following false information from the government regarding COVID and would like to see city leaders lead Taylor to freedom with common sense.

Mayor Rydell read a comment from Jose Orta – thanked City Council for the recent repairs to a portion of 3rd Street.

Cindy Cottle – puppy was shot with pellet gun through their fence and would like someone to figure out what to do.

CONSENT AGENDA

1. **Approve minutes from the January 28, 2021 regular City Council meeting and the January 28, 2021 special called City Council meeting.**
2. **Concur with preliminary financials for December 2020.**
3. **Consider approving Resolution R21-04 for the financing of capital equipment and to authorize the City Manager to execute the agreement.**
4. **Consider Ordinance 2021-04 changing the current zoning for a parcel of land, consisting of approximately 11.75 acres, addressed as 4030 and 4050 N. Main St., from Single-Family Residential Zoning District (R-1) to General Business Zoning District (B-2).**
5. **Consider a contract with Maguire Iron to perform TCEQ require improvements on the Ford Water Tank on Main Street.**
6. **Consider Resolution R21-05, authorization to apply for and if awarded accept a Grant for the position of Victim Services Coordinator.**
7. **Consider Resolution R21-06 authorizing the Chief of Police to submit an application for a Grant to the Governor's Office, Criminal Justice Division, for an In-Car and Body Worn Camera System, and to accept the Grant if awarded.**
8. **Receive and Accept the FY2022 Budget Calendar.**

Motion was made by Councilmember Garcia to approve the consent agenda items as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously via roll call vote.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

9. Receive a presentation from the Taylor Housing Authority regarding the redevelopment of the Avery site.

Ebby Green, Taylor Housing Authority - The THA plans to redevelop the Avery Apartment site to provide about 120 new affordable housing units.

Motion was made by Councilmember Drummond to receive the Taylor Housing Authority presentation as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously via roll call vote.

10. Discuss and consider changes to the City of Taylor phased in reopening for Parks and Facilities.

Stacey Osborne, Communications Director – gave a presentation on proposed changes to the City of Taylor’s Phased-in Reopening Plan for Parks and Facilities. Residents have expressed concern that the City's mitigation plan is overly restrictive and have suggested that the City allow the use of additional park facilities in the Orange Phase of reopening.

Council directed staff to amend the phase-in policy so that during the red phase, Lonestar Soccer, Little League, Pony League, Tennis and pickleball be allowed to utilize the ball fields for local league play only, provided a safety plan is in place.

11. Receive presentation regarding the Community Diversity, Equity, and Inclusion Committee.

Stacey Osborne, Communications Director – gave a brief presentation regarding a new community-based committee focused on issues surrounding diversity, equity, and inclusion. The purpose of the Taylor Diversity, Equity and Inclusion (DEI) Committee is to ensure equitable access and inclusion of opportunities, benefits, and resources for City of Taylor residents. The committee will be made up of members of the community.

Motion was made by Councilmember Garcia to support the creation of the Taylor DEI Committee. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously via roll call vote.

12. Consider awarding bid for the Valero Quality of Life Lighting Projects at Pierce Park (Skate Park) and Robinson Park.

Vincent Shaw, Place Designers - gave a presentation on the Valero Quality of Life lighting projects for Pierce Park and Robinson Park. Four bids were received. Allied Electric was low bidder.

Motion was made by Councilmember Garcia to award the bid for the lighting projects at Pierce Park and Robinson Park to Allied Electric for the amount of \$94,260.00. Motion was seconded by Councilmember Ariola. Motion carried unanimously via roll call vote.

13. Consider spring community cleanup options.

Jim Gray, Public Works Director - Waste Connections is willing to supply the City with 30 yard containers and supply a driver to help swap out containers. Due to the logistics of having a community cleanup in the spring and restrictions from COVID-19, staff recommended not holding the program this spring and reevaluating in the summer or fall to see if we can hold the program in a normal fashion.

Motion was made by Councilmember Drummond to not hold the Spring Community Cleanup event this spring and reevaluate the program in the summer or fall. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously via roll call vote.

Mayor Rydell read the Executive Session items and adjourned into closed session at 8:15pm.

Executive Session I. The Taylor City Council will conduct a closed executive session under 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officer or employee.

- a. Municipal Court Judge

Executive Session II. The Taylor City Council will conduct a closed executive meeting under Section 551.072 of the Texas Government Code, to conduct deliberations regarding the purchase, exchange, lease, or value of real property.

- a. Justice Center

Council reconvened into regular/open session at 9:32pm.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 9:32p.m.

ATTEST:

Brandt Rydell, Mayor

Dianna Barker, City Clerk



City Council Meeting February 25, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 2
Agenda Title: Receive 2020 annual report for the
Taylor Tax Increment Reinvestment
Zone #1

Council Action to be taken: Receive report

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This item is intended for the Council to receive the annual report of the Taylor Tax Increment Reinvestment Zone #1 (TIRZ).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

State law requires that the City submit an annual report of the TIRZ District's financial activities to the Comptroller's Office and the Attorney General's Office. Our practice is also to share the report with the County, since they are a funding-partner, the Chamber, Taylor EDC, the Taylor ISD, and the Taylor Daily Press.

The 2020 annual report reflects the activity of TIRZ which included payment of debt service for Heritage Square, contributions to the Main Street façade grant program, contributions to the fire suppression system grant program and the completion of the gateway sign on US 79. The TIRZ used fund balance to cover expenditures in FY 2020 and is anticipated to do so again in FY 2021 until revenues are able to cover ongoing expenses.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
N/A	N/A

4. RECOMMENDATION

Staff recommends that the Council receive the annual report.

5. FUNDING SOURCE

N/A

6. TIMELINE

Due to the winter storm, the annual report that was scheduled to be received by the Tax Increment Financing Board at their February 17, 2021 meeting will be presented to them at a later date.

7. OTHER OPTIONS (In order of preference)
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N/A

8. ATTACHMENTS

- 2a. [2020 TIRZ Annual Report](#)
- 2b. [2020 Comptroller Report](#)

Taylor Tax Increment Reinvestment Zone District #1

ANNUAL REPORT

For Fiscal Year Ending September 30, 2020

Prepared by:
Development Services Department
The City of Taylor, Texas
www.taylortx.gov
512-352-5990

Legislative Requirements.

Section 311.016 of the Texas Tax Code Requires that prior to the 150th day following the last day of the City's fiscal year, the City must prepare and submit a report on the status of the Zone to the chief executive officer of each taxing entity that levies taxes in the Zone.

Distribution.

In accordance with this section the report will be distributed to:

City Manager of the City of Taylor,
Superintendent of the Taylor Independent School District,
Williamson County Judge
Texas Attorney General's Office
Texas Comptroller's Office

Extra copies will be provided to:

Taylor Economic Development Corporation,
Chamber of Commerce,
Taylor Daily Press.

Finally, the report will also be posted on the City's website.

Local legislative History of the District.

The Taylor Tax Increment Reinvestment Zone (TIRZ) District #1 was created by Ordinance 2005-9 on June 28, 2005. The Interlocal Agreement with Williamson County was finalized by the County Commissioners on October 25, 2005. The base year for the TIRZ District is January 1, 2005.

Geography and Map of the zone.

The zone consists of 128 acres. It is generally located in Taylor's Downtown area. However, approximately 40 percent of the district is south of the Union Pacific Railroad.

A map of the District is attached as exhibit "A".

Governance.

The Taylor TIRZ District #1 is governed by an Advisory Board and the City Council. The Advisory Board consists of the Main Street Advisory Board and an appointee from both the Taylor Independent School District and the County.

The TIRZ District #1 Advisory Board is responsible for reviewing information and providing recommendations to the City Council.

Financial Data.

Section 311.016 of the Texas Tax Code requires that the following information be provided to each taxing unit that collects taxes in the District:

1. The amount and source of revenues in the TIRZ fund. Please see Exhibit "B" for a breakdown of TIRZ revenues for this reporting period. The **FY 2020 TIRZ revenues** were:
\$ 263,646.46
2. **Total revenue** to the TIRZ fund #1 since its inception in 2005 is:

City and County	= \$ 2,171,686.99
Interest	= \$ 51,094.58
Total	= \$ 2,222,781.57

3. The amount and purpose of expenditures from the TIRZ Fund. Please see Exhibit "B" for a breakdown of expenditures for this reporting period. The **FY 2020 TIRZ expenditures** were:
\$ 605,650.39
4. **Total expenditures** since the inception of TIRZ Fund #1 is:
\$ 1,967,090.38
5. The amount of principal and interest due on outstanding bonded indebtedness. The Fund has no bonded indebtedness reported in FY 2020.
6. The tax increment base and current captured appraised value retained by the zone.

The tax increment base in January 1, 2005 was:	\$ 24,550,177
The 2020 taxable value was:	\$ 47,324,486
The 2020 captured appraised value was:	\$ 22,774,309
7. The change in taxable value between FY2019 and FY2020 was \$2,287,741.
8. The captured appraised value shared by the City and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the Tax Increment Financing Plan adopted by the City Council. No activity to report during this period.
9. The fund balance of the TIRZ fund as of September 30, 2020 was \$255,691.19

Questions regarding this report should be directed to:

Tom Yantis, AICP

Assistant City Manager / Director of Development Services

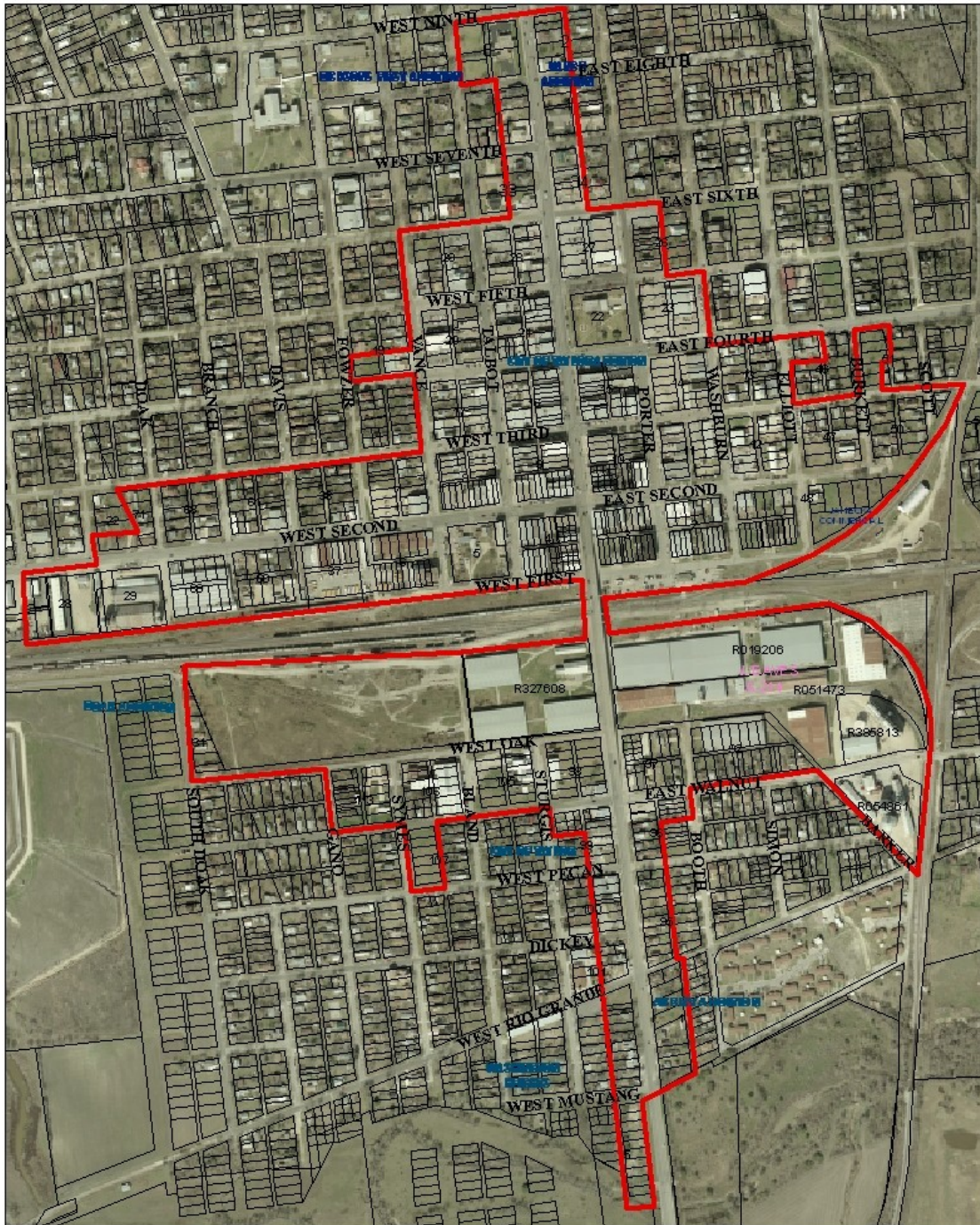
400 Porter Street

Taylor Texas 76574

tom.yantis@taylortx.gov

512-352-5990

Exhibit "A"



TAYLOR TIF ZONE # 1

Exhibit "B"

Taylor TIRZ Fund #1
2020 Financial Report: October 1, 2019--September 30, 2020

Beginning Fund Balance \$597,695.12

REVENUE

City TIRZ Payment \$165,524.91

County TIRZ Payment \$ 91,679.58

Interest \$ 6,441.97

Total Revenues \$263,646.46

Total Available Revenue \$ 861,341.58

Approved projects funded in fiscal year 2019-20:	
Downtown Plan Master Plan Implementation – Gateway sign	\$231,150.39
Heritage Park Debt Service Contribution	\$339,500.00
Fire Suppression System Grants	\$25,000.00
Façade Grants (Transfer to Main Street Fund)	\$10,000.00
Total Expenditures	\$605,650.39
Ending Fund Balance	\$255,691.19
Encumbered funds:	
Downtown Master Plan Implementation – Heritage Park (FY 2021 – 2030)	\$3,405,250.00

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

City of Taylor

Designating City or County

Tom Yantis

Contact Person

Asst. City Manager/Director of Development Services

Title

400 Porter Street

Current Mailing Address (number and street)

Taylor

Williamson

76574

City

County

ZIP Code

512-365-5990

512-352-8483

tom.yantis@taylortx.gov

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: City of Taylor TIRZ #1
DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME
2. Report for fiscal year beginning 10/1/2019 and ending 9/30/2020.
3. Has the termination date of the TIRZ been modified? (If "No" skip to question 4. If "Yes", please provide ordinance.) ☐ Yes ☒ No
a. Original Termination Date: _____ b. Modified Termination Date: _____
4. Size of the TIF reinvestment zone in acres: 128
5. Has the size of the zone increased or decreased since creation? ☐ Yes ☒ No
6. If you answered "Yes" in question #4, please indicate which? ☐ Increased ☐ Decreased
7. Property types (select one only): ☐ Residential ☒ Commercial/Industrial ☐ Both
8. Have one or more abatements been given to business(es) to locate in the TIRZ (if "No" then skip to question #10)? ☐ Yes ☒ No
9. What are the individual account numbers assigned to each active abated property that is located in the TIRZ?

10. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

- ☐ Public Buildings and Facilities ☐ Roadwork
☐ Water/Sewer and Drainage ☒ Parks ☐ Other Infrastructure: _____

Other Projects

- ☒ Facade Renovation ☐ Parking ☐ Historical Preservation
☐ Transit ☐ Affordable Housing ☒ Economic Development ☐ Other: _____

11. TIF fund balance (end of year):	\$	255,691.19
12. List of fund revenues:		
Total tax increments received	\$	257,204.49
Sales tax increments	\$	
Loans	\$	
Sale of bonds	\$	
Sale of property	\$	
Other	\$	6,441.97
TOTAL ANNUAL REVENUES		\$ 263,646.46
13. List of fund expenditures:		
Administrative	\$	
Property purchased	\$	
Public improvements	\$	541,958.84
Facade renovations	\$	10,000
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	25,000.00
Other	\$	28,691.55
TOTAL ANNUAL EXPENDITURES		\$ 605,650.39
14. Bonded indebtedness:		
Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions in the "lead taxing unit." If the zone has increased in size since it's creation and is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision. DO NOT INCLUDE numbers from "participating taxing units."

15. Reinvestment zone values:	
Tax increment base	\$ 24,550,177.00
Current captured appraised value	\$ 22,774,309.00
Tax increment reinvestment zone total (add above 2 lines together)	\$ 47,324,486.00
Name of the subdivision 1 (if applicable)	

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$
Current captured appraised value	\$
Tax increment reinvestment zone total (add above 2 lines together)	\$
Name of the subdivision 2 (if applicable)	

Tax increment base	\$ _____
Current captured appraised value	\$ _____
Tax increment reinvestment zone total (add above 2 lines together)	\$ _____
Name of the subdivision 3 (if applicable)	_____
Tax increment base	\$ _____
Current captured appraised value	\$ _____
Tax increment reinvestment zone total (add above 2 lines together)	\$ _____
Name of the subdivision 4 (if applicable)	_____
Total tax increment base of all subdivisions combined	\$ _____
Total current captured appraised value of all subdivisions combined	\$ _____
TOTAL TIRZ values of all subdivisions combined	\$ _____

STEP 3: Signature of Person Completing Form**sign
here** ➡


Authorized Signature

Assistant City Manager

Title

2/9/2021

Date

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, on or before the 150th day following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts
Data Analysis and Transparency Division
Post Office Box 13528
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms at comptroller.texas.gov/economy/local/ch311/reporting.php. From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

Step 1: Contact information

This information provides the Comptroller information on the entity initiating the tax increment reinvestment zone and a contact person for the annual report.

Step 2: Tax Increment Reinvestment Zone Information

Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

Step 3: Signature of Person Completing Form

The person signing the report should be the same person listed in Step 1 as the contact person.



City Council Meeting February 25, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 3

Agenda Title: Consider revision to the Circulation Policy, specifically on Library Card requirements

Council Action to be taken: Approve revisions

Department Submitted: Library

Staff Contact: Karen Ellis, Library Director

1. PURPOSE/DESCRIPTION

To consider approving revisions to the Taylor Public Library Circulation Policy, specifically for adult resident library cards and number of materials allowed during the first month of membership.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

During the pandemic, the library worked proactively to allow continuation of existing and new services, while maintaining best practice standards for library operations.

1. New & improved library card application process using an online form submitted via e-mail, with an accompanying image of an ID and/or proof of residence. This is a paper-free process, as these items are added to the patron's record digitally.
2. Checkout limits for new patrons during the first month of getting a card were raised to 5 items.
3. Library staff manually renewed library accounts in good standing each month to allow uninterrupted continuation of services.
4. Checkout without presentation of a library card during Curbside Pickup services.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Adult Resident library patrons have a longer period of time before renewing their registration. • New library patrons will have more items to check out during the first month of membership.	• Adult Residents will not be asked to verify their information each year—possible to not catch changes until 2nd year renewals.

4. RECOMMENDATION

The Library Advisory Board voted recommending the change in duration of an Adult Resident library card, and to increase the first month checkout limits from 2 item to 5 items.

Staff recommends Council approve the revisions as drafted.

5. FUNDING SOURCE

N/A

6. TIMELINE

The Taylor Public Library Advisory Board met in January to discuss the Library Director's proposal to make Adult Resident cards good for 2 years, not just 1 year. The board likewise considered changing checkout limits during the first month of registration from 2 items to 5 items.

At the February 9th 2021 Library Advisory Board meeting those changes were discussed with comparisons to area public libraries card registration policies.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

3a. [Revised Circulation Policy, recommended changes highlighted.](#)

3b. [Power Point presentation](#)

Taylor Public Library	Approved by Library Board: May 18, 2005 Approved by City Council: May 31, 2005	
Circulation Policy	Revised: Library Board: May 8, 2018; Feb 9, 2020 City Council: May 24, 2018	Page 1 of 4

Patron Registration

1. City of Taylor Residents. Library cards are free to all residents of the City of Taylor. Proof of residency is required. Post office boxes cannot be used as proof of residence in the City of Taylor. Proof of residency may include but is not limited to:

- a. Valid driver's license
- b. Water or Utility Bill with picture ID
- c. Personal Check with picture ID
- d. Lease agreement with picture ID
- e. Other proof of residence as determined by the Library Director.

2. Out of Town Residents. Persons living outside the City of Taylor limits may receive a Library card by:

- a. Presenting a valid form of identification & proof of residence.
- b. Paying a fee of \$10 per year for an individual card.
- c. Paying a fee of \$25 for a family card- each family member will be able to receive a Library card and will be allowed to check out 15 books each.

3. Juvenile Registration. Juveniles of any age are eligible for an individual card. A parent or legal guardian must sign their child's registration form (under 16) and provide proof of residency at that time. The child must be present to receive a library card. The adult signing the child's card registration is responsible for all materials checked out with that card, and is responsible for all lost or damaged materials and for any fines incurred.

4. Student Registration. All students attending a school in the City of Taylor are eligible to receive a Taylor Public Library card without a fee. This includes students enrolled and attending public schools, registered private schools and Temple College at Taylor.

5. City of Taylor Employees. Current employees of the City of Taylor may receive a Taylor Public Library card without fee if they reside outside of the city limits.

6. Institutional Cards. Individuals are encouraged to obtain their own personal Library card. Institutional Library cards are issued at the discretion of the Library Director. The following is required for an institutional Library card:

- a. The institution is physically located within the City of Taylor limits.
- b. The legal head of the institution must agree to accept responsibility for fines, fees, damage, lost materials, etc.
- c. The institution must provide a letter of agreement on official letterhead or stationery.

7. Card Renewal. Adult Resident Library cards are issued for a 2-year period. All other library cards are issued for 1 year.

- a. To renew a card, all fines and all other debts must be paid in full.
- b. All cards may be renewed using the same eligibility criteria for acquiring a new card.
- c. Minor children's cards will be renewed without having parent or guardian sign again.
- d. Adult patrons must verify registration information. Changes in residency require new proof of residency.
- e. If out of town, must pay an annual fee for card.
- f. The Library will make accommodations for those with health conditions that keep them from visiting the library in person, or for other reasons as determined by the Library Director.

8. Replacement Cards. Library cardholders are encouraged to keep their Library card secure. Should a Library card become lost or stolen, it is the responsibility of the cardholder to notify the Library immediately. There is a charge for replacement cards:

- a. \$2.00 for the first replacement.
- b. \$5.00 for each subsequent replacement card.

Patron Responsibilities

All Taylor Public Library cardholders agree to comply with Library rules and regulations, to pay all fines, to make good any loss or injury to books incurred by the cardholder, and to give immediate notice of any change of residence. Guardians of juveniles who signed for a child's card assume responsibility for the child's card. Cardholders may not avoid responsibility for overdue fines and other incurred fees or costs by using a family member's card. Habitual or severe abuse of library policies, non-payment of fines, fees and other abuses may result in denial of Library services, as determined by the Library Director.

Circulation of Library Materials

1. Card Use:

- a. Library materials may not be checked out until a library card is issued.

- b. Library cards must be presented to check out materials.

2. Loan periods:

- a. Generally, circulating library materials are checked out for a 2-week period.
- b. New Books, DVDs, and other specified high demand items will be checked out for a 1-week period.
- c. Materials may be renewed 4 times, providing there is not a waiting list.
- d. Interlibrary loan materials are due by the date indicated on check out slip.
- e. The Library Director determines all other or special loan periods.

3. Circulation Limits:

- a. Non-circulating Materials. Reference materials, periodicals, archives materials, and other materials as determined by the Library Director are not available for check out.
- b. Items Per Library Card. An individual may have 15 items at a time checked out on their library card. Institutional cards have check out limits as determined by the Library Director.
- c. New Library Cards. During the first month after new registration, a patron may check out 5 items at a time. Interlibrary Loan is not available during this probationary month. TexShare cards are not available to new card holders until four months after their registration.
- d. DVDs. An individual may have 3 DVDs checked out on their card at a time.
- e. Other Limits. When determined by the Library staff, specific titles, authors, subjects or special collections may be limited due to high demand or other reasons.

4. Renewals. Library materials may be renewed in person, phone, or e-mail. Presentation of a Library card is not required for renewal of materials. Most materials may be renewed up to 4 times. Items that are on reserve for other patrons may not be renewed. Certain items, such as DVDs, etc., cannot be renewed.

5. Reserves. Materials may be reserved in person, phone, or e-mail. Persons will be notified when the item becomes available. Reserves have the same restrictions as limits on circulation (see #3 above). Patrons who regularly fail to pick up their reserves may be blocked from this service.

Fines and Fees

1. Overdue Fines: 10¢ per day, per item, with a maximum fine of \$5.00 per overdue item. A notice may be sent 1 week after the material is due. If the material is not returned within one month, a bill will be sent for the cost of the item.

2. Lost or Damaged Materials: Library patrons are responsible for all library materials checked out to their account and will be held liable for any losses or damage to library materials while checked out to them. The Library will not charge for normal wear of library materials.

- a. If the materials are lost, the patron will be charged the cost to replace the materials.
- b. If materials are damaged so as to be judged by the Library as being unsuitable for the collection, the patron must pay the cost of the item. The item may then become the property of the individual.
- c. A \$5.00 processing fee will be charged for each library material damaged beyond repair or lost by the patron. This \$5.00 processing is not refundable should the item be returned at a later date.
- d. If the item can be repaired or is still useable, a reduced fee may be charged at the Library Director's discretion.

3. Loss of Borrowing Privileges. Patrons with lost or damaged materials or with fines that exceed \$5.00 may not check out materials until records are cleared.



City Council Meeting February 25, 2021

Consent Agenda, item 4:

Consider revision to the Taylor Public Library Circulation Policy, specifically on Library Card requirements & new card limits.

Circulation Policy Revisions for Approval:

7. Adult Resident Library card good for 2 years before renewal.
All other patron types remain good for 1 year before renewal.

City Staff Card
Good for 1 year



Out of Town Family Card:
Good for 1 year



Student Card:
Good for 1 year



Nonresident Card:
Good for 1 year

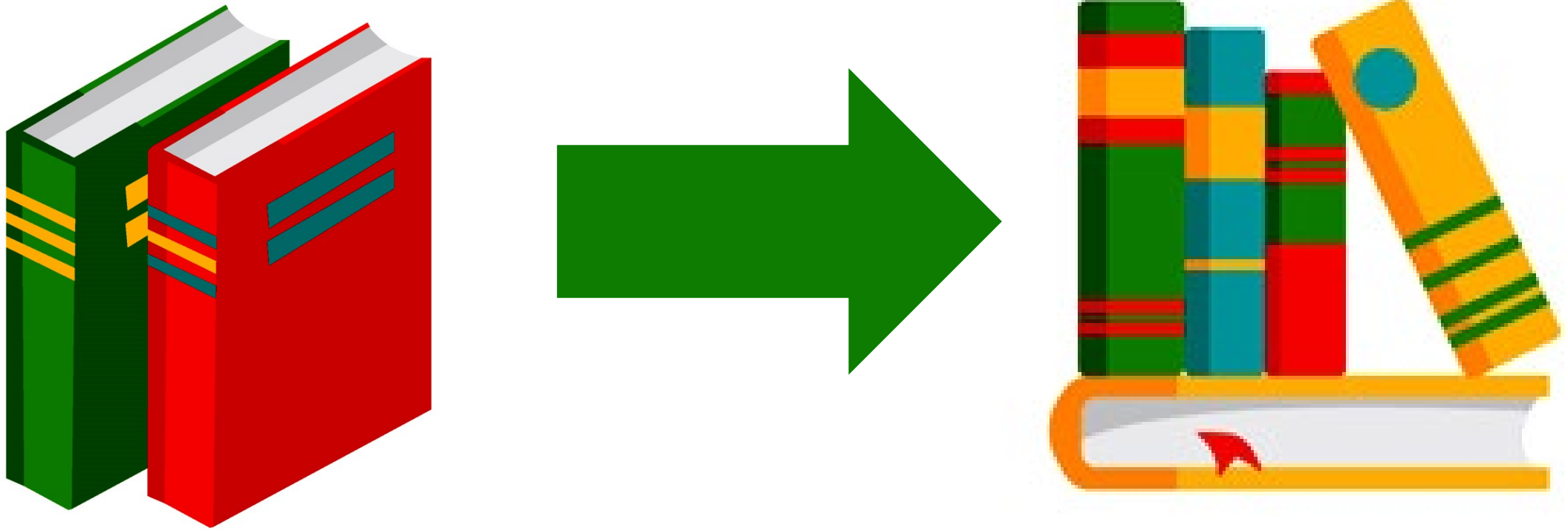


Resident Card:
Good for 2 year



Circulation of Library Materials

3. Circulation Limits C. New Library Cards. During the first month after new registration, a patron may check out **5 items at a time**.



These changes were inspired by pandemic related work-arounds staff were doing in 2020

Library staff had been manually renewing expiring library accounts by month to prevent a stop in library services. Our largest patron type was Adult Resident. Having a 2 year expiration would have reduced the manual renewals.

For our Curbside Service, materials are limited to 5 items for everyone, including new patrons. That kept most of our patrons happy for a week or two. Since 5 items work well during the pandemic, it will continue to be popular in the future.

Questions?

A decorative horizontal bar at the bottom of the slide, consisting of a light green gradient bar on top and a darker green gradient bar on the bottom, separated by a thin black line.



City Council Meeting February 25, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 4
Agenda Title: **Consider Authorizing the Award Construction Contract for the Lift Station Emergency Power Improvements Project to Allied Electrical Services, Inc. (AES)**

Council Action to be taken: Authorize construction contract

Department Submitted: Public Works

Staff Contact: Jacob Walker, HDR Engineering, City Engineer
Jim Gray, Director of Public Works

1. PURPOSE/DESCRIPTION

This item refers to the bid proposal from Allied Electrical Services, Inc. (AES) for constructing needed electrical improvements associated with preparing the lift stations for emergency power.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

- March 14, 2019 – Infrastructure Bond included funds for purchasing a generator and performing electrical engineering and construction to provide the City's lift stations ability for emergency power.

On December 10, 2020, The City of Taylor and HDR Engineering, Inc. invited five electrical contractors to submit proposals for the Lift Station Emergency Power Improvements project. The work includes modifications at the City's lift stations (Airport, Rices Crossing & HEB) to install manual transfer switches that would permit connecting a mobile generator in the event local power is out.

Base proposal items consist of the following:

1. Electrical demolition and new work at each lift station to install a new manual transfer switch.
2. Electrical rack extension and support column/post with footing at each lift station to accommodate the new transfer switch. Concrete footings are shown for Rices Crossing and the Airport Lift Stations.

3. Procure a 50' long 4/0 Cam Lock Cord Set. This will require verifying the termination gender, and matching the quick connect switch cam lock and cord set color code with the generator color code.
4. Provide shop drawings and submittals for the equipment and materials to be installed to demonstrate compliance with the drawings and specifications.
5. Startup and testing, which will be performed and coordinated with the City using a generator provided by the City.

An alternate item to install a concrete pad at the HEB and Airport Lift Stations was also requested from proposers.

Three (3) firms, RNC Electric, LLC, AES Allied Electrical Services, Inc. and JH Miller Company, LLC submitted proposals. with total proposal prices of base proposal (total proposal) prices of \$32,923.00 (Declined to propose for Alt), \$34,460.00 (\$39,260.00), and \$68,615.00 (\$74,915.00), respectively. Two firms, Kruse Electric and Stence Electric, were non-responsive. A detailed proposal tabulation is enclosed. RNC Electric, LLC is the low bidder for the electrical work, however as they did not include the alternate item in their proposal (RNC does not do concrete work), HDR recommends the City of Taylor accept the proposal with base and alternate items from AES Allied Electrical Services, Inc., in the amount of \$39,260.00. The total cost of \$39,260.00 is within the budget set from the 2019 Infrastructure Bond as seen below.

Item	Cost
Engineering	\$20,497.07
Construction	\$39,260.00
Generator (City Purchase Directly)	\$36,248.30
Total Cost	\$96,005.37
Total Budgeted Cost	\$100,000.00

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
- The generator and electrical improvements will allow the lift stations to have power when outages occur. - The concrete work that was an alternate item is able to be performed within the budgeted amount.	- There are no Cons for constructing the improvements, since they are needed and will improve safety and maintenance and reduce operational risks. - The improvements do utilize a portion of the Bond.

4. RECOMMENDATION

Recommend accepting the Base and Alternate Bids of Allied Electrical Services, Inc. (AES) for the combined total of \$39,260.00 for electrical improvements to the lift stations in preparation for a mobile generator operation.

5. FUNDING SOURCE

2019 Infrastructure Bond.

6. TIMELINE

Construction Contract Execution: February 2021

Construction Duration: 6-8 weeks after NTP, depending on lead time for materials.

7. OTHER OPTIONS (In order of preference)

1. Accept only base bid and award RNC Electric, LLC as low bidder.
2. Reject all bids.

8. ATTACHMENTS

- 4a. [Recommendation to Award Construction Contract from HDR](#) – includes a detailed bid tabulation as an attachment
- 4b. [Partially Executed Contract from Allied Electrical Services, Inc. \(AES\)](#).



January 12, 2021

Mr. Brian LaBorde
City Manager
City of Taylor
400 Porter Street
Taylor, TX 76574

Dear Mr. LaBorde,

RE: Lift Station Emergency Power Improvements

Dear Mr. LaBorde,

On December 10, 2020, The City of Taylor and HDR Engineering, Inc. invited five electrical contractors to submit proposals for the Lift Station Emergency Power Improvements project. The work includes modifications at the City's lift stations (Airport, Rices Crossing & HEB) to install manual transfer switches that would permit connecting a mobile generator in the event local power is out. Base proposal items consist of the following:

1. Electrical demolition and new work at each lift station to install a new manual transfer switch.
2. Electrical rack extension and support column/post with footing at each lift station to accommodate the new transfer switch. Concrete footings are shown for Rices Crossing and the Airport Lift Stations.
3. Procure a 50' long 4/0 Cam Lock Cord Set. This will require verifying the termination gender, and matching the quick connect switch cam lock and cord set color code with the generator color code.
4. Provide shop drawings and submittals for the equipment and materials to be installed to demonstrate compliance with the drawings and specifications.
5. Startup and testing, which will be performed and coordinated with the City using a generator provided by the City.

An alternate item to install a concrete pad at the HEB and Airport Lift Stations was also requested from proposers.

Three (3) firms, RNC Electric, LLC, AES Allied Electrical Services, Inc. and JH Miller Company, LLC submitted proposals. with total proposal prices of base proposal (total proposal) prices of \$32,923.00 (*Declined to propose for Alt*), \$34,460.00 (\$39,260.00), and \$68,615.00 (\$74,915.00), respectively. Two firms, Kruse Electric and Stence Electric, were non-responsive. A detailed proposal tabulation is enclosed for your review.

RNC Electric, LLC is the low bidder for the electrical work, however as they did not include the alternate item in their proposal (RNC does not do concrete work), HDR recommends the City of Taylor accept the proposal with base and alternate items from AES Allied Electrical Services, Inc., in the amount of \$39,260.00. The total cost of \$39,260.00 is within the budget set from the 2019 Infrastructure Bond as seen below.

Item	Cost
Engineering	\$20,497.07
Construction	\$39,260.00
Generator (City Purchase Directly)	\$36,248.30
Total Cost	\$96,005.37
<i>Total Budgeted Cost</i>	<i>\$100,000.00</i>

A background check was performed via procurement of a Dun & Bradstreet comprehensive financial report, which indicates that AES Allied Electric Services, Inc. has a solid financial standing, credit rating, and payment history.

We will prepare the Notice of Intent to Award and other contract documents to be forwarded to AES Allied Electrical, Inc. for execution if the City of Taylor concurs with this recommendation.

Sincerely,

HDR Engineering, Inc.



Jacob Walker, P.E.

cc: Jim Gray

attachments: 1. Certified Proposal Tabulation
2. AES Allied Electrical Proposal

AGREEMENT BETWEEN OWNER & CONTRACTOR

This AGREEMENT is made as of the 20th day of February, 2021

between the OWNER: City of Taylor
1424 N. Main
Taylor, Texas 76574

and the CONTRACTOR: Allied Electric Services, Inc.
P.O. Box 2629
Georgetown, Texas 78627
512-868-1250 Fax
512-930-0767 Phone

for the following PROJECT: City of Taylor -Lift Station Improvements

I. THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement and any Exhibits attached here to, Conditions of the Contract (General, Supplementary, and other Conditions), Proposal, Bidding Documents, Drawings, Specifications, all Addenda issued prior to execution of this Agreement and all Change Orders and written Modifications issued subsequent thereto. These form the Contract, and all are as fully a part of the Contract as if attached to this Agreement or repeated herein. Unless otherwise specified, definitions set forth in the General Conditions apply to all other Contract Documents.

II. THE WORK

The Contractor shall perform all the work required by the Contract Documents for the following described PROJECT: City of Taylor Lift Station Improvements per the plans with specifications prepared by: _____ dated December 1, 2020.

III. COMMENCEMENT AND COMPLETION

- A. The Work to be performed under this Contract shall be commenced upon issuance of the Written Notice to Proceed, and, subject to authorized adjustments, Substantial Completion shall be achieved not later than: 120 Calendar Days.
- B. Substantial completion date is established by the written notice to proceed with the final completion date of _____ calendar days.

- C. *Liquidated Damages.* In the event the Contractor does not achieve Substantial Completion within the Contract Time, including approved extensions, the Contractor shall pay the Owner, as liquidated damages and not as a penalty, the sum \$ **50.00** dollars per each consecutive calendar day that the performance exceed the authorized Contract Time. This sum is agreed upon as a reasonable and proper measure of damages which the Owner will sustain per day by failure of the Contractor to complete the Work within the time stipulated; it being recognized by the Owner and the Contractor that the injury to the Owner, including the lost use of the facilities and the extended administrative resources, which could result from a failure of the Contractor to complete on schedule, is uncertain and cannot be computed exactly.

IV. CONTRACT SUM

The Owner shall pay the Contractor for the performance of the Work, subject to additions and deductions by Change order as provided in the Conditions of the Contract, in current funds, the Contract Sum of:

Thirty-Nine Thousand Two Hundred and Sixty Dollars (\$39,260.00)

The Contract Sum is determined as follows:

Base Bid:	=	<u>\$34,460.00</u>
Alternate Proposal: (Concrete Pads as specified at the HEB and Airport Lift Stations)	=	<u>\$4,800.00</u>
Combined Total Proposal:	=	<u>\$39,260.00</u>

V. PAYMENTS

- A. Based upon applications for payment submitted to the Owner by the Contractor and Certificates for Payment issued by the Owner, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided in the General Conditions of the Contract as follows:
- B. On or about the last day of each month the portion of the Contract Sum properly allocable to labor, materials, and equipment incorporated in the Work, and properly allocable to materials and equipment suitable stored at the site or at some other location agreed upon in writing by the parties up to ten (10) days prior to the date on which the application for payment is submitted, less the aggregate of previous payments made by the Owner.
- C. Final payment, constituting the entire unpaid balance of the Contract Sum, shall be paid by the Owner to the Contractor Fifteen (15) days after Substantial Completion, provided the Work has then been completed, and the Contract fully performed.

VI. CONTRACTOR'S RESPONSIBILITIES

A. *Contractor's Means and Methods of Construction*

1. Contractor shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction.
2. If professional engineering or other design services are needed to carry out Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures, or for Site safety, then Contractor shall cause such services to be provided by a properly licensed design professional, at Contractor's expense. Neither Owner nor Engineer has any responsibility with respect to (1) Contractor's determination of the need for such services, (2) the qualifications or licensing of the design professionals retained or employed by Contractor, (3) the performance of such services, or (4) any errors, omissions, or defects in such services.

B. *Services, Materials, and Equipment*

1. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for everything necessary for the performance, testing, start-up, and completion of the Work.
2. All materials and equipment incorporated into the Work must be new and of good quality, and be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable supplier, except as otherwise may be provided in the Contract Documents.

C. *Subcontractors and Suppliers.* Just as Contractor is responsible for its own acts and omissions, Contractor shall be fully responsible to Owner and Engineer for all acts and omissions of Contractor's employees; of suppliers and subcontractors, and their employees; and of any other individuals or entities performing or furnishing any of the Work. The Contractor's retention of a subcontractor or supplier for the performance of parts of the Work will not relieve Contractor's obligation to Owner to perform and complete the Work in accordance with the Contract Documents.

D. *Safety and Protection*

1. Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work.
2. All damage, injury, or loss to any property caused, directly or indirectly, in whole or in part, by Contractor, or anyone for whose acts the Contractor may be liable, will be remedied by Contractor at its expense (except damage or loss attributable to the fault of the Contract Documents or to the acts or omissions of Owner or Engineer and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor).

E. *Warranties and Guarantees.* Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Engineer and its consultants are entitled to rely on Contractor's warranty and guarantee.

F. *Correction Period.* If within one year after the date of substantial completion, any Work is found to be defective, or if the repair of any damages to the Site, adjacent areas that

Contractor has arranged to use through construction easements or otherwise, or other adjacent areas used by Contractor as permitted by laws and regulations, is found to be defective, then Contractor shall promptly correct any such defective Work and repairs, at no cost to Owner.

- G. *Indemnification.* To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Contract or otherwise, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, from all losses, damages, costs, and judgments (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising from third-party claims or actions relating to or resulting from the performance or furnishing of the Work, provided that any such claim, action, loss, cost, judgment or damage is attributable to bodily injury, sickness, disease, or death, or to damage to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable.

VII. OWNER'S RESPONSIBILITIES

A. *Responsibilities*

1. Owner shall make payments to Contractor as provided in this Contract.
2. Owner shall provide the Site and easements required to construct the Project.

VIII. CHANGES IN THE WORK

Authority to Change the Work. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work. Any change to the work to be done and/or any request for extra labor will be performed only after the parties have executed a written change order. The price for such work will be an extra charge over and above the original price.

IX. SUSPENSION OF WORK AND TERMINATION

A. *Owner May Terminate for Cause*

1. Contractor's failure to perform the Work in accordance with the Contract Documents or other failure to comply with a material term of the Contract Documents will constitute a default by Contractor and justify termination for cause.
2. If Contractor defaults in its obligations, then after giving Contractor and any surety 10 days' notice that Owner is considering a declaration that Contractor is in default and the termination of the Contract, Owner may proceed to:

- a. Declare Contractor to be in default, and give Contractor and any surety notice that the Contract is terminated; and
 - b. Enforce the rights available to Owner under any applicable performance bond.
3. Owner may not proceed with termination of the Contract if Contractor within 7 days of receipt of notice of intent to terminate begins to correct its failure to perform and proceeds diligently to cure such failure.
 4. Subject to the terms and operation of any applicable performance bond, if Owner has terminated the Contract for cause, Owner may exclude Contractor from the Site, take possession of the Work, incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere, and complete the Work as Owner may deem expedient.
 5. In the case of a termination for cause, if the cost to complete the Work, including related claims, costs, losses, and damages, exceeds the unpaid contract balance, Contractor shall pay the difference to Owner.
 6. When Contractor delivers the signed counterparts of the Contract to Owner, Contractor shall furnish certificates, endorsements, and any other evidence of insurance requested by Owner. Contractor shall provide insurance in accordance with the following:
 - a. Contractor shall provide coverage for not less than the following amounts, or greater where required by Laws and Regulations:

1. Workers' Compensation and Employer's Liability

Workers' Compensation	Statutory
Employer's Liability	
Each Accident	\$1,000,000
Each Employee	\$1,000,000
Policy Limit	\$2,000,000

2. Commercial General Liability

General Aggregate	\$2,000,000
Products - Completed Operations Aggregate	\$1,000,000
Personal and Advertising Injury	\$1,000,000
Bodily Injury and Property Damage—Each Occurrence	\$1,000,000

X. MISCELLANEOUS

A. *Giving Notice*

Whenever any provision of the Contract Documents requires the giving of notice to Owner, Engineer, or Contractor, such notice must be in writing, and delivered in person (by commercial courier or otherwise); by registered or certified mail; or by e-mail to the recipient, with the words "Formal Notice" or similar in the e-mail's subject line.

B. *Cumulative Remedies*

The duties and obligations expressly imposed by this Contract, and the rights and remedies expressly available to the parties under this Contract, are in addition to, and are not to be construed in any way as a limitation of, any duties, obligations, rights, or remedies otherwise imposed or available by laws or regulations, by warranty or guarantee, or by other provisions of the Contract.

C. *Limitation of Damages*

Neither Owner, Engineer, nor any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, shall be liable to Contractor for any claims, costs, losses, or damages sustained by Contractor on or in connection with any other project or anticipated project.

D. *No Waiver*

A party's non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Contract.

E. *Survival of Obligations*

All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract, as well as all continuing obligations indicated in the Contract, will survive final payment, completion, and acceptance of the Work or termination of the Contract or of the services of Contractor.

F. *Contractor's Certifications*

Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or entering into the Contract.

G. *Controlling Law*

This Contract is to be governed by the law of the state in which the Project is located.

City of Taylor
OWNER

Allied Electric Services, Inc.
CONTRACTOR

By: _____

By:  _____

Its: _____

Its:  _____

DATE: _____

DATE: 2/20/21



City Council Meeting February 25, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 5
Agenda Title: Consider Resolution R21-08 cancelling the City Council District 2 race for the May 1, 2021 General Election

Council Action to be taken: Cancel District 2 City Council Member race

Department Submitted: City Clerk

Staff Contact: Dianna Barker, City Clerk

1. PURPOSE/DESCRIPTION

To adopt Resolution R21-08 cancelling the May 1, 2021 general election race for District 2 due to unopposed candidate.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On January 28, 2021, the Council approved Resolution R21-03 calling for an election on May 1, 2021, for the purpose of electing one council representative from District 2 and one from District 3. Only the incumbent submitted a candidate application for District 2 and no other candidates came forward by the February 12th deadline to file an application for a place on the May ballot, or by the February 16th deadline to file as a write-in candidate.

Section 2.053, Subchapter C of the Election Code states, “Upon receiving the certification, the City Council may, by order or ordinance (or resolution), declare the unopposed candidate elected to office, in which case the election (for that office) is canceled.”

Although no votes will be made/accepted for District 2, the Election Code requires that the governing body include the offices and names of the candidates declared elected listed on the ballot under the heading “unopposed Candidates Declared Elected.

The race for District 3 City Council position will continue and candidate names for that seat will appear on the May 1, 2021 ballot.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Cost savings	• N/A

4. RECOMMENDATION

Staff recommends approving Resolution R21-08 cancelling the District 2 race on May 1, 2021 but proceeding with the election for the District 3 council member seat race.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

5a. [Certificate of Unopposed Candidate](#)

5b. [Resolution R21-08](#)

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR
OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)
CERTIFICACIÓN DE CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

To: Presiding Officer of Governing Body

Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 1, 2021

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el May 1, 2021

List offices and names of candidates:

Lista de cargos y nombres de los candidatos:

Office(s) Cargo(s)

Council Member District 2

Candidate(s) Candidato(s)

Mitchell Drummond

Dianna Barker
Signature (Firma)

Dianna Barker
Printed name (Nombre en letra de molde)

City Clerk
Title (Puesto)

2-22-2021
Date of signing (Fecha de firma)

(Seal) (sello)

**See reverse side for instructions
(Instrucciones en el reverso)**

RESOLUTION NO. R21-08

**A RESOLUTION OF THE CITY OF TAYLOR, TEXAS, CANCELLING
THE RACE FOR DISTRICT 2 CITY COUNCIL MEMBER POSITION ON
THE MAY 1, 2021 REGULAR ELECTION BALLOT AND DECLARING
THE UNOPPOSED CANDIDATE ELECTED TO OFFICE**

WHEREAS, the City of Taylor, Texas is a home rule municipality located in Williamson County, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, in accordance with law a general election has been ordered for May 1, 2021 for the purpose of electing one member to the District 2 position and one member to the District 3 position to serve on the City Council in the City of Taylor; and

WHEREAS, the City Clerk has certified in writing that the candidate on the ballot for District 2 is unopposed for election to office; and

WHEREAS, the filing deadlines for placement on the ballot and declaration of write-in candidacy has passed; and

WHEREAS, in these circumstances Subchapter C, Sec. 2.053 of the election Code authorizes a governing body to declare each unopposed candidate elected to office and cancel the election for that seat.

NOW, THEREFORE, BE IT RESOLVED that

SECTION 1. The following candidate, who is unopposed in the May 1, 2021 general election, is hereby declared elected to office, and shall be issued a certificate of election:

Mitch Drummond

SECTION 2. The City Clerk is directed to post a copy of this Resolution at each designated polling place on or before May 1, 2021.

PASSED AND APPROVED on the 28th day of February 2021.

Brandt Rydell, Mayor
City of Taylor

ATTEST:

Dianna Barker, City Clerk

**CERTIFICATE OF UNOPPOSED CANDIDATES
BY THE CITY CLERK**

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, certify that I am the city clerk of the city of Taylor, Texas and the authority responsible for preparing the ballot for the May 1, 2021 general city election. I further certify that no person has made a declaration of write-in candidacy, and the following candidate is unopposed:

Mitch Drummond

Witness my hand and seal of office this 28th day of February, 2021.

Dianna Barker
City Clerk

RESOLUCIÓN NO. R21-08

UNA RESOLUCIÓN DE LA CIUDAD DE TAYLOR, TEXAS, CANCELACIÓN DE LA CARRERA PARA DISTRITO 2 AYUNTAMIENTO MIEMBRO POSICIÓN EN LA BOLETA DE LA ELECCIÓN REGULAR DE 01 DE MAYO DE 2021 Y DECLARANDO AL CANDIDATO SIN OPOSICIÓN ELEGIDO

Considerando que, la ciudad de Taylor, Texas es un municipio de la regla casera situada en el Condado de Williamson y con arreglo a la legislación del estado de Texas; y

Considerando que la , conforme a ley se ha ordenado una elección general para el 01 de mayo de 2021, con el fin de elegir a un miembro en la posición 2 del distrito y un miembro en la posición 3 de distrito para servir en el Concejo Municipal en la ciudad de Taylor; y

Considerando que la, la Secretaria Municipal ha certificado por escrito que el candidato en la balota para el Distrito 2 es un opuesto para ocupar cargo; y

Considerando que la, fechas de la presentación para la colocación en la papeleta y ha pasado la declaración de candidatura voto; y

Considerando que la, en estas circunstancias, subcapítulo C, 2.053 seg. de la elección código autoriza a un organismo rector declarar cada candidato sin oposición elegido y anular la elección para ese asiento.

Ahora, por lo tanto, se resuelve que

Sección 1. El candidato siguiente, que es sin oposición en las elecciones generales del 01 de mayo de 2021, declara electo a la oficina y expedirá un certificado de elección:

Mitch Drummond

Sección 2. La Secretaria Municipal se dirige a una copia de esta resolución en cada lugar de votación designado antes del 01 de mayo de 2021.

Pasado y aprobado el día 28 de febrero de 2021.

Rydell Brandt, alcalde
Ciudad de Taylor

ATESTIGUAR:

Dianna Barker, Secretario Municipal

**CERTIFICADO DE CANDIDATOS ÚNICOS
POR LA SECRETARIA MUNICIPAL**

EL ESTADO DE TEXAS

Condado de De WILLIAMSON

Dianna Barker, certifico que soy el Secretario Municipal de la ciudad de Taylor, Texas y la autoridad responsable de preparar la votación para la elección general ciudad de 01 de mayo de 2021. Además certifica que nadie ha hecho una declaración de candidatura debidamente, y el siguiente candidato es sin oposición:

Mitch Drummond

Testigo de mi mano y sello de la oficina el día 25 de febrero de 2021.

Dianna Barker
Vendedor de la ciudad



City Council Meeting

February 25, 2021

Transmittal Letter

Agenda Item #: 6

Agenda Title: **Hold a public hearing and introduce ordinance 2021-05 changing the current zoning for a parcel of land, consisting of approximately 6.70 acres, located at the northeast intersection of Carlos G. Parker Boulevard and Mallard Lane, from Local Business Zoning District (B-1) to General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD).**

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Council Action to be taken: Hold public hearing and introduce ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, AICP, Assistant City Manager

1. PURPOSE/DESCRIPTION

The purpose of the Commercial Planned Development (CPD) with the base zoning district of General Business (B-2) is to allow for the development of a master planned commercial business park anchored by S&D Plumbing, a local plumbing contractor. In addition to the land uses allowed within the B-2 zoning district, the CPD will also allow for the “Contractor with Outside Storage Yard” land use which is only allowed within the Light and Heavy Industrial Districts (M-1 and M-2). This additional permitted land use will allow S&D Plumbing to store vehicles and equipment in a screened and secured, outdoor storage yard.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Using the Comprehensive Plan as guide, a desire for incorporating local businesses while creating opportunities for economic development in the City of Taylor was a prominent theme. In the Comprehensive Plan, *Goals, Objectives, and Actions* were developed. In reviewing the actions that will meet the objectives and goals to promote the Comprehensive Plan, the requested re-zoning to B-2/CPD will provide an opportunity for a local business to achieve their land use goals, while also being adjacent to Carlos G. Parker Blvd., a main arterial which is an ideal corridor for commercial development. The change of zoning to the B-2/CPD Zoning District will provide a viable location for commercial development and further economic development.

Currently, the Future Land Use Plan Map (FLUP) designation for the subject property is Single-Family. The request to change 6.70 acres of the subject property to B-2/CPD is

inconsistent with the FLUP; however, the request has been reviewed by City Staff and deemed to be a fitting request considering the parcel's proximity to Carlos G. Parker Blvd. and Mallard Ln., as well as adjacent commercial properties which are listed as commercial according to both the Zoning and FLUP maps.

On February 9, 2021, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission recommended approval of the request to rezone the subject property from B-1 to B-2/CPD for approximately 6.70 acres at the aforementioned property, particularly described as Williamson Central Appraisal District Parcel R018623.

2. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Local commercial development • Adjacent to main arterial road • Increase in tax base • Tailored land uses and development standards which accommodate the site	

4. RECOMMENDATION

On February 9, 2021, the Planning and Zoning Commission held a public hearing and unanimously recommended approval contingent on modifications to the Planned Development Ordinance to prohibit the outdoor storage of materials and to require the screening fence be constructed of masonry or similar material.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – February 9, 2021

P&Z unanimously recommended approval with modifications to the ordinance
City Council public hearing and ordinance introduction – February 25, 2021
City Council consideration of ordinance approval – March 11, 2021

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 6a. [P&Z Staff Report](#)
- 6b. [Ordinance 2021-05](#)
- 6c. [Current Zoning Map](#)
- 6d. [Future Land Use Plan Map](#)
- 6e. [Proposed Zoning Map](#)

City of Taylor
PZ-2020-1269
Located at Carlos G. Parker Blvd. & Mallard Ln.
Staff Report

Requested Action: Amend the official zoning map to General Business (B-2) Base Zoning District with a Commercial Planned Development Overlay (B-2/CPD) on a parcel of land approximately 6.70 acres from Local Business Zoning District (B-1).

Applicant: S&D Plumbing, Sam Dowdy Sr.

Subject Property: Approximately 6.70 acres, more or less, more particularly described by Williamson Central Appraisal District Parcel R018623; part of and out of the William J. Baker Survey, Abstract No. 65, located at the northeast intersection of Carlos G. Parker Boulevard and Mallard Lane, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: Local Business (B-1)

Current Use: Vacant Land

Proposed Zoning: General Business with a Commercial Planned Development Overlay (B-2/CPD)

Future Land Use Plan: Single-Family

Adjacent Parcel Information

Direction	Land Use	Zoning
North	City of Taylor Volunteer Fire Department (Public)	Local Business (B-1)
South	Mallard Lane R.O.W. and Vacant Land	Local Business (B-1)
East	First Baptist Church (Institutional)	Local Business (B-1)
West	Carlos G. Parker Boulevard R.O.W. and Vacant Land	Local Business (B-1)

Purpose:

The purpose of the Commercial Planned Development (CPD) with the base zoning district of General Business (B-2) is to allow for the development of a master planned commercial business park anchored by S&D Plumbing, a local plumbing contractor. In addition to the land uses allowed within the B-2 zoning district, the CPD will also allow for the "Contractor with Outside Storage Yard" land use which is only allowed within the Light and Heavy Industrial Districts (M-1 and M- 2). This additional permitted land use will allow S&D Plumbing to store vehicles and equipment in a screened and secured, outdoor storage yard.

Staff Analysis:

As City Staff, we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on proposed rezoning requests.

The Comprehensive Plan includes Land Use Goals and Objectives along with associated actions to achieve those objectives. Some of the relevant Comprehensive Plan goals, objectives, and actions to consider for this rezoning case include:

Land Use Goal: A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small-town atmosphere of the City.

Objective L3: *Provide viable retail, office and industrial areas that support opportunities for economic development.*

Action L3.5: *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397, and FM 973.*

Action L3.6: *Guide new commercial development to clusters (shown on the Future land Use Plan instead of scattered and/or "strip" development).*

Action L3.9: *Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.*

In addition, the City uses the Future Land Use Plan (FLUP) map as our guide for managing development. The City has zoned land within the City limits for the uses shown on the FLUP, as zoning is our primary land management tool. Overall, the FLUP map and the zoning map are consistent.

The Future Land Use Plan map identifies the subject property as an area for Single-Family land uses. The graphic representation on the map is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community. It is meant to guide us with regard to general land use patterns rather than a rigid, parcel-specific mandate for how land shall be developed. The land use narrative associated with the land use classification on the FLUP is inconsistent with development proposed by the applicant; however, upon further analysis by Staff, it was determined that since the subject property is surrounded by commercial properties as well as located at the intersection of an arterial roadway and a collector roadway, the intent of the Comprehensive Plan will be met. Additionally, a commercial land use will be particularly beneficial not only as a buffer between existing, adjacent residential neighborhoods and Carlos G. Parker Blvd., but such a location for commercial uses will encourage the provision of commercial services to the aforementioned neighborhoods.

Alongside the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides, which are used to make land use decisions and zoning regulations. Some of the relevant statements include:

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Potential negative land use impacts (noise, odor, pollution, excessive light, traffic, etc.) should be considered and minimized.*

- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*
- *Parking, both on and off street, should be located to provide accessibility in safe and attractive ways.*

Commercial

- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.*
- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*
- *Parcels should be large enough to accommodate commercial use.*
- *Commercial uses with more intensive operational or traffic service characteristics should be located away from most residential areas.*
- *Buffers should separate commercial uses from residential areas, especially where the commercial use involves visible storage or display of merchandise or materials.*
- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

When considering both the City of Taylor's Comprehensive Plan and current zoning, this request is consistent with the Goals, Objectives and Actions identified in the Comprehensive Plan.

Additionally, Chapter 4 of the Taylor Comprehensive Plan is devoted to Land Use the purpose of which is to address use of the land in Taylor so that growth is managed. During the process of preparing the Comprehensive Plan, issues were identified, along with Land Use Goals and Objectives with associated actions to achieve those objectives. A desire to have local neighborhood commercial uses that are accessible was noted and this became one of the Land Use Goals in the Comprehensive Plan¹. One of the Land Use Objectives to guide us toward this goal is setting aside appropriate areas for land uses that support sustainable economic development². As prescribed in the Comprehensive Plan we are charged with using our codes to make this possible e.g., zoning³. Consequently, working within the parameters we have, a

¹ **Land Use Goal:** *A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City. Page 4-11, Taylor Comprehensive Plan, 2004*

² **Objective L3:** *Provide viable retail, office and industrial areas that support opportunities for economic development.*

³ **Action L3.9:** *Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.*

rezoning to B-2 with a CPD is the action that can be taken to move toward reaching this objective and ultimately the goal of having accessible local businesses close by⁴.

By using a CPD overlay⁵, we can work toward meeting the general planning policies so the adjacent residents benefit from this development, especially since service-oriented commercial properties are only beginning to develop in this area. In the Zoning Ordinance, land uses are permitted by-right or, on occasion, by condition of a specific use permit. However, the applicant is proposing to have plumbing contractors with outside storage, which is a use that is not permitted in any commercial zoning districts. Further, such outside storage will exclude the outdoor storage of materials; however, outside storage of common uses such as vehicles and equipment will be permitted.

An effective way to manage outside storage is by screening⁶, which is used to mitigate incompatibilities between different land uses. The property owner has proposed more screening on his site layout plan than required in the B-2 Zoning District, as the development will have a fence and vegetation to screen between the properties to the north and the east. Although there are multiple types of screening permitted in the Zoning Ordinance, the Planned Development requires that screening materials must either be masonry or like material in order to ensure that the screening will be opaque and sufficiently cover the storage area of the property.

⁴ **Retail/Office**

- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development. Page 4-8, Taylor Comprehensive Plan, 2004*

⁵ **2.18.1 Purpose**

The CPD district is intended to allow and encourage greater design flexibility and variety in commercial planned developments.

2.18.2 Applicability

The CPD district is an overlay district that modifies the standards of the underlying base district. The CPD district may only be applied in areas zoned B-1 and B-2, and shall be indicated on the Zoning Map with the base district symbol followed by a slash and the CPD district symbol (i.e., B-2/CPD). All regulations of the underlying base district that are not in conflict with the regulations of the CPD district shall apply. In the event of conflict between the regulations of the CPD district and the underlying base district, the regulations of the CPD district shall control.

2.18.5 Unified Design Requirements

The CPD district shall be developed under unified control as an integrated development project, with common building design, signage and landscaping standards. City of Taylor Zoning Ordinance, 2001

Staff Recommendation

Staff recommends approval of the requested re-zoning with the Commercial Planned Development overlay, which includes tailored development standards and adjustments to the land use tables.

The Planning and Zoning Commission is charged with reviewing all requests for re-zoning and making a recommendation to City Council either in favor of or in opposition to each request.

In determining a recommendation on a re-zoning request, the Planning and Zoning Commission should consider the following factors:

- **Is the re-zoning consistent with the Comprehensive Plan?**

The staff analysis indicates that this request for re-zoning is consistent with the intent of the Comprehensive Plan as the re-zoning would permit the use of existing resources while encouraging new commercial development.

The Planning Principles and Policy Guides recommend using Planned Developments (PDs) to facilitate development. The PD approach is particularly helpful for infill development. The PD provides the opportunity to tailor the zoning to the development; to ensure the least negative impact on any land use as stated in the Planning Principles and Policy Guides. Planning Principles and Policies are particularly concerned with any negative impacts on residential uses. Tenets of principles and guides promote mitigation for differing land uses and compatibility. Re-zoning to B-2 and incorporating the PD overlay is consistent with the Planning Principles and Policy Guides as would support tailoring the permitted land uses and development standards for the proposed development on an individual basis rather than a one size fits all approach.

- **Is the re-zoning compatible with the surrounding area?**

The staff analysis indicates that the re-zoning is compatible with the surrounding uses. Tailoring the permitted land uses to the subject property will help establish appropriate land uses. The higher standards incorporated into the overlay will promote a contextual cohesion with regard to the future development of the subject property and the surrounding development.

- **Does the re-zoning promote the public health, safety, or general welfare?**

The purpose of the Comprehensive Plan and the City's development ordinances is to promote the health, safety, and general welfare by promoting safe, orderly, and economically sustainable development. According to the staff analysis, the purposes of the Planning Principles and Policy Guide of the Comprehensive Plan will be met as the proposed development will comply with all ordinances and the development standards incorporated in the CPD overlay.

- **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**

As this is infill development there is adequate infrastructure for the proposed redevelopment, including frontage on a collector road and a connection to Carlos G.

Parker Blvd. As stated in the Comprehensive Plan, *“We would like to be a community that is prepared for and amenable to new development while recognizing the fundamental importance of its established neighborhoods, corridors, and historic areas.”* This development fulfills that vision by locating where the City established a development pattern for the efficient use of land, infrastructure, and fiscal resources.

- **Do current conditions indicate that a re-zoning is necessary?**

Development of the subject property for more intense uses including Office Warehouses and Contractors with Outside Storage Yard is not possible at this time without a change of zoning that permits commercial land uses such as B-2. The overlay permits tailoring the land uses further and incorporating development standards that accommodate this particular site.

Planning and Zoning Commission Recommendation

After meeting on February 9th, the Planning and Zoning Commission heard this zoning case and recommended that the proposed Dowdy Commercial Planned Development (CPD) be conditionally approved with the following amendments:

1. Outside storage of vehicles and equipment may be permitted, but materials storage is not permitted
2. The screening requirements must mandate that the screening fence must be made out of masonry or like materials

Per the Commission’s direction, those changes were made to the Dowdy CPD and the updated document is attached for Council’s review and consideration.

Attachments:

1. Proposed Ordinance with Exhibits
2. Amended Ordinance with Exhibits
3. Current Zoning Map
4. Future Land Use Plan Map
5. Proposed Zoning Map

ORDINANCE NO. 2021-05

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 6.70 ACRES, PART OF AND OUT OF WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, GENERALLY LOCATED AT THE NORTHWEST INTERSECTION OF CARLOS G. PARKER BLVD. AND MALLARD LN. AND MORE PARTICULARLY DESCRIBED AS WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R018623, TAYLOR, WILLIAMSON COUNTY, TEXAS, FROM LOCAL BUSINESS ZONING DISTRICT (B-1) TO GENERAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-2/CPD); 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 February 25, 2021, to consider the request made by S&D Plumbing, represented by Sam Dowdy Sr., for property which 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 Zoning District (B-1) to General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 9, 2021, 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 Zoning District (B-1) to General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Local Business Zoning District (B-1) to General Business Zoning District with a Commercial Planned Development Overlay (B-2/CPD) as shown in Exhibit “B” attached hereto and incorporated herein for all purposes.

SECTION 4. The Commercial Planned Development hereby referred to as the S&D Plumbing Planned Development that shall be applied to the Property is described in Exhibit “C” attached hereto and incorporated by reference herein.

SECTION 5. 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 6. 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 7. In accordance with Article VIII of the City Charter, Ordinance 2021-05 was introduced before the Taylor City Council on the _____ day of February 2021.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2021.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Mark Schroeder
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, 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. 2021-05, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2021, 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 _____, 2021.

Dianna Barker

City Clerk

EXHIBIT A

DRAFT

'EXHIBIT A'
METES AND BOUNDS DESCRIPTION

OF 6.602 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 27.317 ACRE TRACT DESCRIBED IN THE DEED TO THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 2288, PAGE 127 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.602 ACRES OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF MALLARD LANE (80' RIGHT-OF-WAY – DOC. NO. 2017006232), ALSO BEING THE SOUTH LINE OF SAID 27.317 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, FIRST BAPTIST CHURCH OF TAYLOR SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN DOCUMENT NO. 2017006232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 BEARS, N 68°29'56" E, A DISTANCE OF 540.31 FEET;

THENCE, S 68°14'25" W, WITH THE NORTH LINE OF SAID MALLARD LANE, AND SOUTH LINE OF SAID 27.317 ACRE TRACT, A DISTANCE OF 135.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO RONALD TODD RANDIG AND MELISSA M. RANDIG, RECORDED IN DOCUMENT NO. 2010066274 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 21°33'34" W, DEPARTING THE NORTH LINE OF SAID MALLARD LANE, AND WITH THE EAST LINE OF SAID RANDIG TRACT, A DISTANCE OF 295.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID RANDIG TRACT, AND A RE-ENTRANT CORNER HEREOF;

THENCE, S 68°27'32" W, WITH THE NORTH LINE OF SAID RANDIG TRACT, A DISTANCE OF 295.27 FEET TO AN IRON ROD FOUND WITH CAP STAMPED 'RPLS 1433' IN THE EAST LINE OF FARM-TO-MARKET ROAD NO. 397 (120' RIGHT-OF-WAY), ALSO BEING THE WEST LINE OF SAID 27.317 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 21°38'41" W, WITH THE COMMON LINE OF SAID FARM-TO-MARKET ROAD NO. 397, AND SAID 27.317 ACRE TRACT, A DISTANCE OF 572.77 FEET, TO AN IRON ROD FOUND WITH CAP STAMPED 'RPLS 1433, FOR THE SOUTHWEST CORNER OF LOT 1, THE FIREMAN'S ADDITION, AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN CABINET O, SLIDE 368 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SOUTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO THE CITY OF TAYLOR, TEXAS, RECORDED IN DOCUMENT NO. 9818754 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND NORTHWEST CORNER HEREOF;

THENCE, N 68°13'27" E, WITH THE SOUTH LINE OF SAID CITY OF TAYLOR TRACT, AT 149.81 FEET PASSING AN IRON ROD FOUND CAPPED 'RPLS 4249', CONTINUING IN ALL, A DISTANCE OF 432.17 FEET TO A CALCULATED POINT IN THE WEST LINE OF SAID LOT 1, BLOCK A, FIRST BAPTIST CHURCH OF TAYLOR SUBDIVISION, FOR THE SOUTHEAST

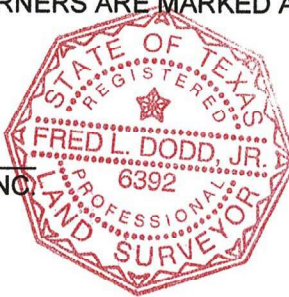
CORNER OF SAID LOT 1, THE FIREMAN'S ADDITION, AND NORTHEAST CORNER
HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS, S 68°13'27" W, 0.36 FEET;

THENCE, S 21°32'12" E, WITH THE WEST LINE OF SAID LOT 1, BLOCK A, FIRST BAPTIST
CHURCH OF TAYLOR SUBDIVISION, A DISTANCE OF 869.64 FEET TO THE **PLACE OF
BEGINNING**, AND CONTAINING 6.602 ACRES OF LAND, MORE OR LESS.

BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS
CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.999878267 AND
CONVERGENCE ANGLE 01°29'23".

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS
DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND
SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

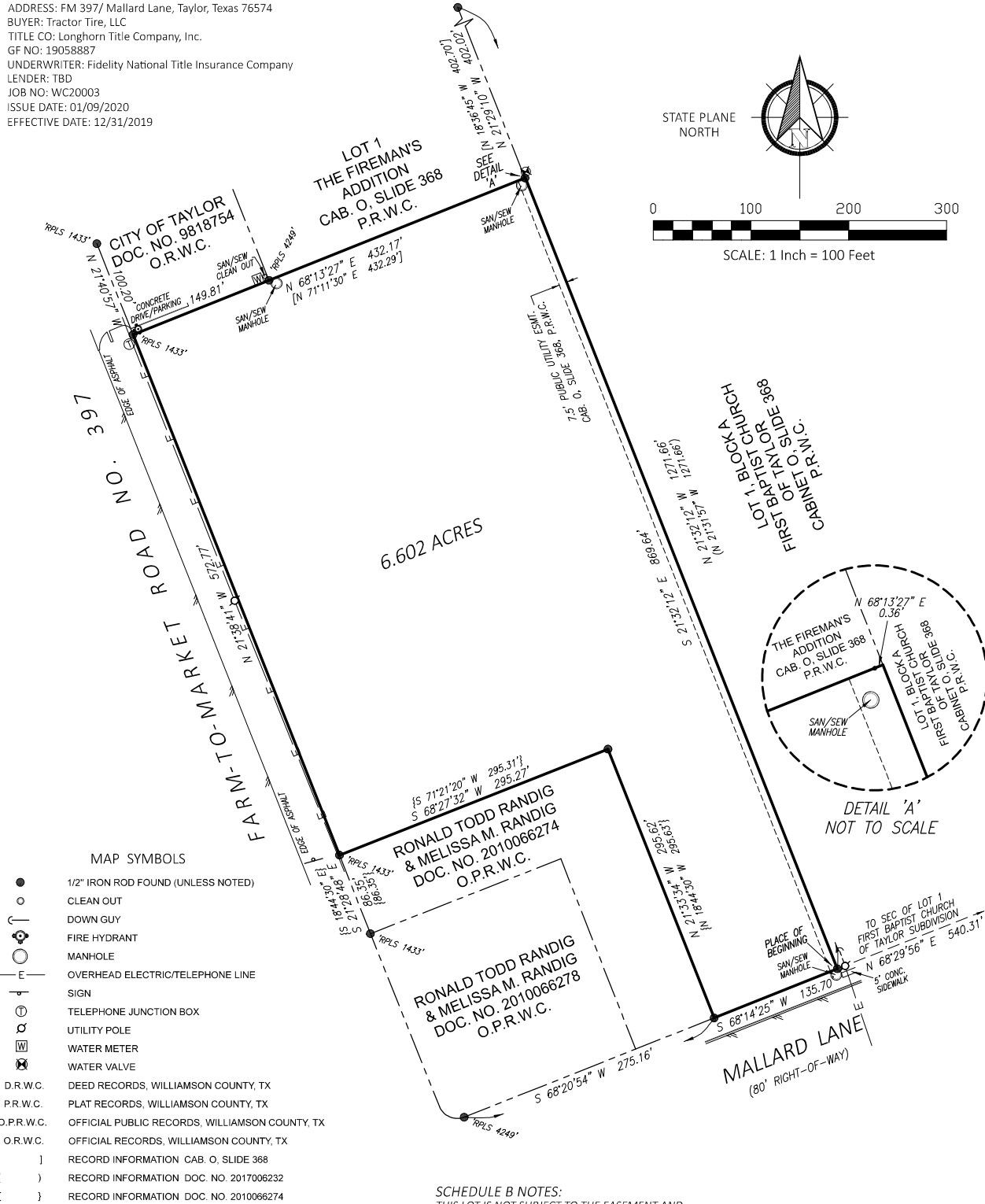
DATE: 01-26-2019
FRED L. DODD, JR., SURVEYOR, INC.
P.O. BOX 1695
LIBERTY HILL, TX 78642



Fred L. Dodd Jr.
FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS

6.602 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THE CALLED 27.317 ACRE TRACT DESCRIBED IN THE DEED TO THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 2288, PAGE 127 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.602 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

ADDRESS: FM 397/ Mallard Lane, Taylor, Texas 76574
 BUYER: Tractor Tire, LLC
 TITLE CO: Longhorn Title Company, Inc.
 GF NO: 19058887
 UNDERWRITER: Fidelity National Title Insurance Company
 LENDER: TBD
 JOB NO: WC20003
 ISSUE DATE: 01/09/2020
 EFFECTIVE DATE: 12/31/2019



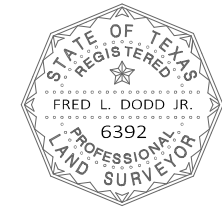
- MAP SYMBOLS**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - CLEAN OUT
 - ⊥ DOWN GUY
 - ⊕ FIRE HYDRANT
 - MANHOLE
 - E— OVERHEAD ELECTRIC/TELEPHONE LINE
 - ⊥ SIGN
 - ⊕ TELEPHONE JUNCTION BOX
 - ⊥ UTILITY POLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - D.R.W.C. DEED RECORDS, WILLIAMSON COUNTY, TX
 - P.R.W.C. PLAT RECORDS, WILLIAMSON COUNTY, TX
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TX
 - O.R.W.C. OFFICIAL RECORDS, WILLIAMSON COUNTY, TX
 - () RECORD INFORMATION CAB. O. SLIDE 368
 - () RECORD INFORMATION DOC. NO. 2017006232
 - () RECORD INFORMATION DOC. NO. 2010066274

NOTES:
 1) BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.999878267 AND CONVERGENCE ANGLE 01°29'23".
 2) SYMBOLS MAY BE EXAGGERATED FOR CLARITY.

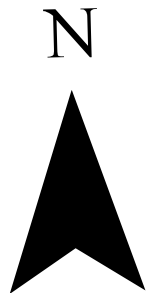
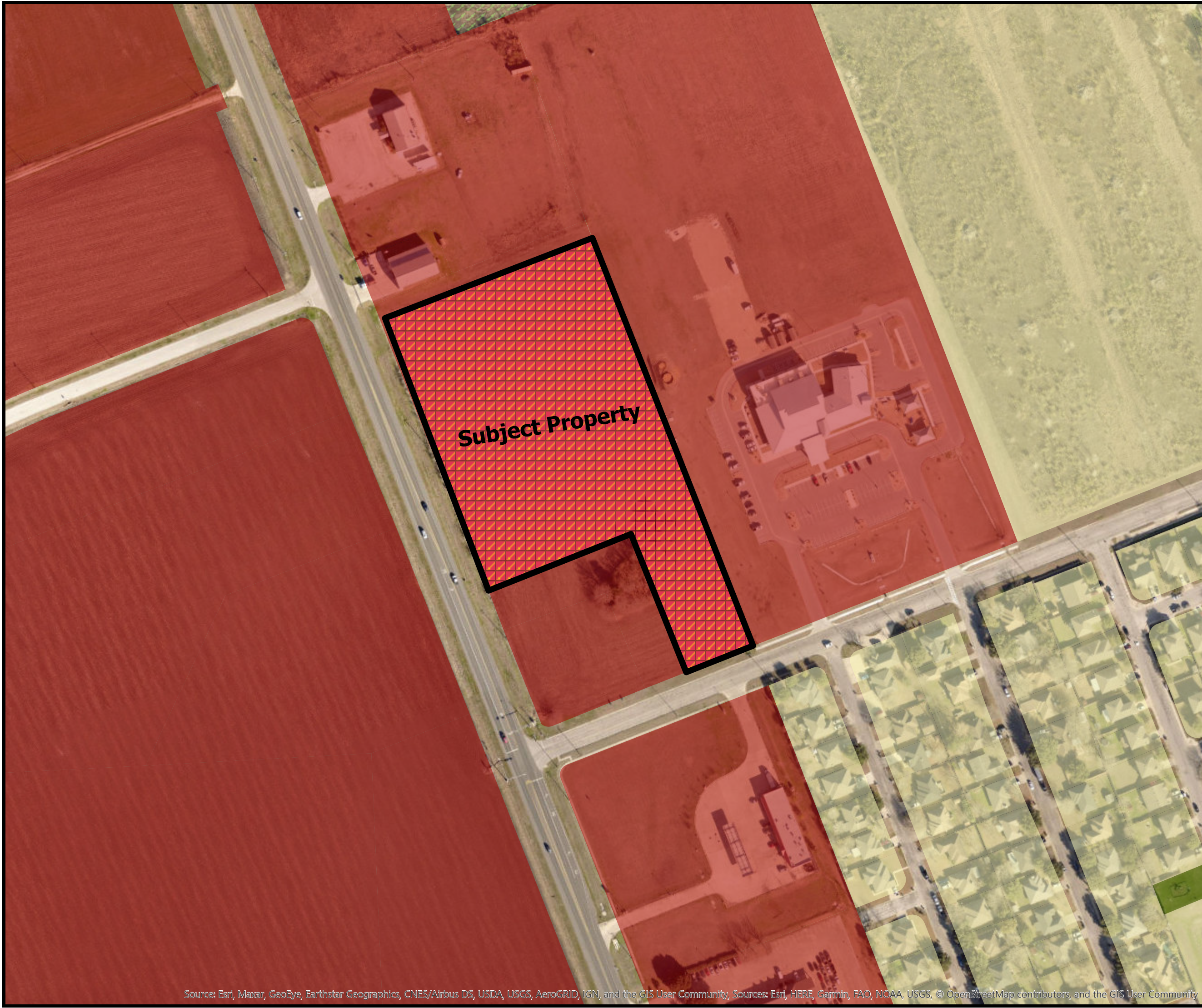
SCHEDULE B NOTES:
 THIS LOT IS NOT SUBJECT TO THE EASEMENT AND RIGHT-OF-WAY IN VOL. 353, PG. 25, D.R.W.C.

SURVEYOR'S CERTIFICATION:
 I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS SHOWN.

Fred L. Dodd Jr.
 FRED L. DODD, JR.
 DATE: 01/25/2020
 RPLS NO. 6392
 JOB NO. WC20003



FRED L. DODD JR.
SURVEYOR, INC.
 PROFESSIONAL LAND SURVEYING



PZ-2020-1269

**Proposed Zoning Map
Approximately 6.70
Acres**

Legend

 Proposed B-2/CPD Zoning

ZONING

 B-1

 P Parks

 R-1 Single Family

 R-1/RPD: Residential Planned Development



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

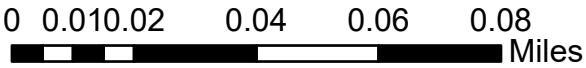


Exhibit C

Dowdy Commercial Rezoning and Commercial Planned Development (CPD)

1. PROPERTY

The subject property is located northeast of the intersection of Carlos G Parker Blvd and Mallard Lane. The 6.602-acre portion of the William J. Baker Survey, Abstract No. 65, is particularly described in **Exhibit A – Legal Description**.

2. PURPOSE

The purpose of the Commercial Planned Development (CPD) with the base zoning district of General Business (B-2) is to allow for the development of a master planned commercial business park anchored by S&D Plumbing, a local plumbing contractor. In addition to the land uses allowed within the B-2 zoning district, the CPD will also allow for the “Contractor Shop with Outside Storage Yard” land use which is only allowed within the Light and Heavy Industrial Districts (M-1 and M-2). This additional permitted land use will allow S&D Plumbing to store vehicles and equipment in a screened and secured, outdoor Vehicle and Equipment storage yard.

3. APPLICABILITY TO BASE ZONING

The base zoning district for this Commercial Planned Development is General Business District (B-2). Unless otherwise modified by this CPD ordinance, the standards of the B-2 zoning district shall apply. In addition to those land uses allowed within the B-2 zoning district, the land use “Contractor Shop with Outside Storage Yard” is permitted. Material storage in the Storage Yard is not permitted.

4. SITE LAYOUT PLAN

A **Site Layout Plan** has been attached as **Exhibit B** to illustrate the land use and design intent for the property.

5. UNIFIED DESIGN

This CPD shall be developed under unified control as an integrated development project, with common building design, signage and landscaping standards. Coordinated architectural, signage and landscaping plans shall be submitted with the Site Development Permit application.

6. SCREENING AND LANDSCAPING

A coordinated landscaping and screening plan for the entire property shall be submitted at the time of Site Development Permit application. For the purposes of the landscape requirements in Chapter 28 of the City of Taylor Code of Ordinances, the land use for this CPD shall be “Business Park.”

A solid, 6-foot tall fence constructed of masonry or like materials shall be installed around the perimeter of the outdoor storage yard with landscaping consistent with the overall landscape plan installed on the outside of the fenced area.

A **Conceptual Screening Plan** for the proposed outdoor storage yard is attached as **Exhibit C**.

7. ARCHITECTURAL STANDARDS

All buildings within this CPD shall be designed under a unified set of architectural standards which shall be submitted for review with the Site Development Permit application and, once approved, shall be submitted with each Building Permit application for each building within the CPD. The architectural standards shall include, but not be limited to, coordinated architectural character, exterior color schemes, roof types and pitches, and locations of signage on the building façade.

8. SIGNAGE

All signage within the CPD shall be designed under a unified set of signage standards which shall be submitted for review with the Site Development Permit application and, once approved, shall be submitted with each Sign Permit application for each sign within the CPD. The signage standards shall include, but not be limited to, coordinated materials and color schemes.

A **Conceptual Signage Plan** is attached as **Exhibit D**.

9. LIST OF EXHIBITS

Exhibit A – Legal Description

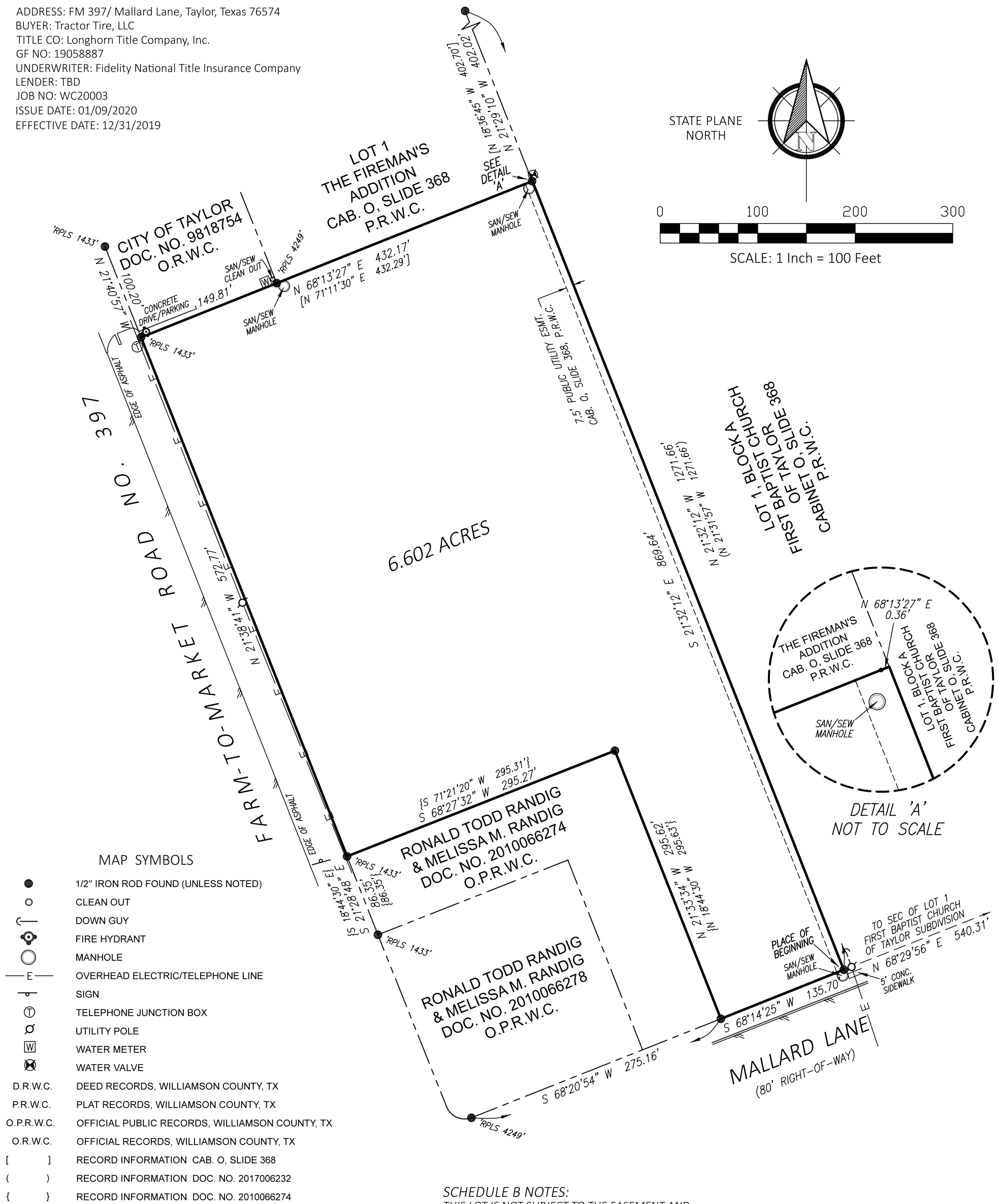
Exhibit B – Site Layout Plan

Exhibit C – Conceptual Screening Plan

Exhibit D – Conceptual Signage Plan

6.602 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THE CALLED 27.317 ACRE TRACT DESCRIBED IN THE DEED TO THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 2288, PAGE 127 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.602 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

ADDRESS: FM 397/ Mallard Lane, Taylor, Texas 76574
BUYER: Tractor Tire, LLC
TITLE CO: Longhorn Title Company, Inc.
GF NO: 19058887
UNDERWRITER: Fidelity National Title Insurance Company
LENDER: TBD
JOB NO: WC20003
ISSUE DATE: 01/09/2020
EFFECTIVE DATE: 12/31/2019

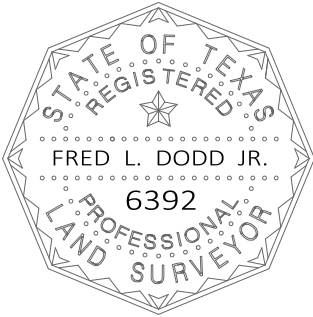


NOTES:
1) BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.999878267 AND CONVERGENCE ANGLE 01°29'23".
2) SYMBOLS MAY BE EXAGGERATED FOR CLARITY.

SCHEDULE B NOTES:
THIS LOT IS NOT SUBJECT TO THE EASEMENT AND RIGHT-OF-WAY IN VOL. 353, PG. 25, D.R.W.C.

SURVEYOR'S CERTIFICATION:
I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS SHOWN.

Fred L. Dodd Jr.
FRED L. DODD, JR. RPLS NO. 6392
DATE: 01/25/2020 JOB NO. WC20003



INFO@DODDSURVEYING.COM
OFFICE (512) 953-5705

WWW.DODDSURVEYING.COM

P.O. BOX 1695
LIBERTY HILL, TX 78642

'EXHIBIT A'
METES AND BOUNDS DESCRIPTION

OF 6.602 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 27.317 ACRE TRACT DESCRIBED IN THE DEED TO THE FRANKIE AND JUDY LIMMER FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 2288, PAGE 127 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 6.602 ACRES OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF MALLARD LANE (80' RIGHT-OF-WAY – DOC. NO. 2017006232), ALSO BEING THE SOUTH LINE OF SAID 27.317 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, FIRST BAPTIST CHURCH OF TAYLOR SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN DOCUMENT NO. 2017006232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 BEARS, N 68°29'56" E, A DISTANCE OF 540.31 FEET;

THENCE, S 68°14'25" W, WITH THE NORTH LINE OF SAID MALLARD LANE, AND SOUTH LINE OF SAID 27.317 ACRE TRACT, A DISTANCE OF 135.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO RONALD TODD RANDIG AND MELISSA M. RANDIG, RECORDED IN DOCUMENT NO. 2010066274 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 21°33'34" W, DEPARTING THE NORTH LINE OF SAID MALLARD LANE, AND WITH THE EAST LINE OF SAID RANDIG TRACT, A DISTANCE OF 295.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID RANDIG TRACT, AND A RE-ENTRANT CORNER HEREOF;

THENCE, S 68°27'32" W, WITH THE NORTH LINE OF SAID RANDIG TRACT, A DISTANCE OF 295.27 FEET TO AN IRON ROD FOUND WITH CAP STAMPED 'RPLS 1433' IN THE EAST LINE OF FARM-TO-MARKET ROAD NO. 397 (120' RIGHT-OF-WAY), ALSO BEING THE WEST LINE OF SAID 27.317 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 21°38'41" W, WITH THE COMMON LINE OF SAID FARM-TO-MARKET ROAD NO. 397, AND SAID 27.317 ACRE TRACT, A DISTANCE OF 572.77 FEET, TO AN IRON ROD FOUND WITH CAP STAMPED 'RPLS 1433, FOR THE SOUTHWEST CORNER OF LOT 1, THE FIREMAN'S ADDITION, AN ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN CABINET O, SLIDE 368 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SOUTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO THE CITY OF TAYLOR, TEXAS, RECORDED IN DOCUMENT NO. 9818754 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND NORTHWEST CORNER HEREOF;

THENCE, N 68°13'27" E, WITH THE SOUTH LINE OF SAID CITY OF TAYLOR TRACT, AT 149.81 FEET PASSING AN IRON ROD FOUND CAPPED 'RPLS 4249', CONTINUING IN ALL, A DISTANCE OF 432.17 FEET TO A CALCULATED POINT IN THE WEST LINE OF SAID LOT 1, BLOCK A, FIRST BAPTIST CHURCH OF TAYLOR SUBDIVISION, FOR THE SOUTHEAST

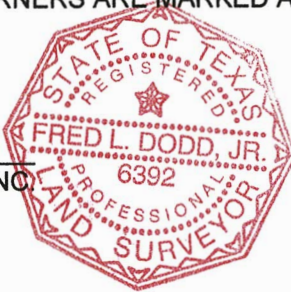
CORNER OF SAID LOT 1, THE FIREMAN'S ADDITION, AND NORTHEAST CORNER
HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS, S 68°13'27" W, 0.36 FEET;

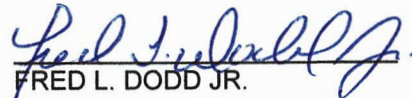
THENCE, S 21°32'12" E, WITH THE WEST LINE OF SAID LOT 1, BLOCK A, FIRST BAPTIST
CHURCH OF TAYLOR SUBDIVISION, A DISTANCE OF 869.64 FEET TO THE **PLACE OF
BEGINNING**, AND CONTAINING 6.602 ACRES OF LAND, MORE OR LESS.

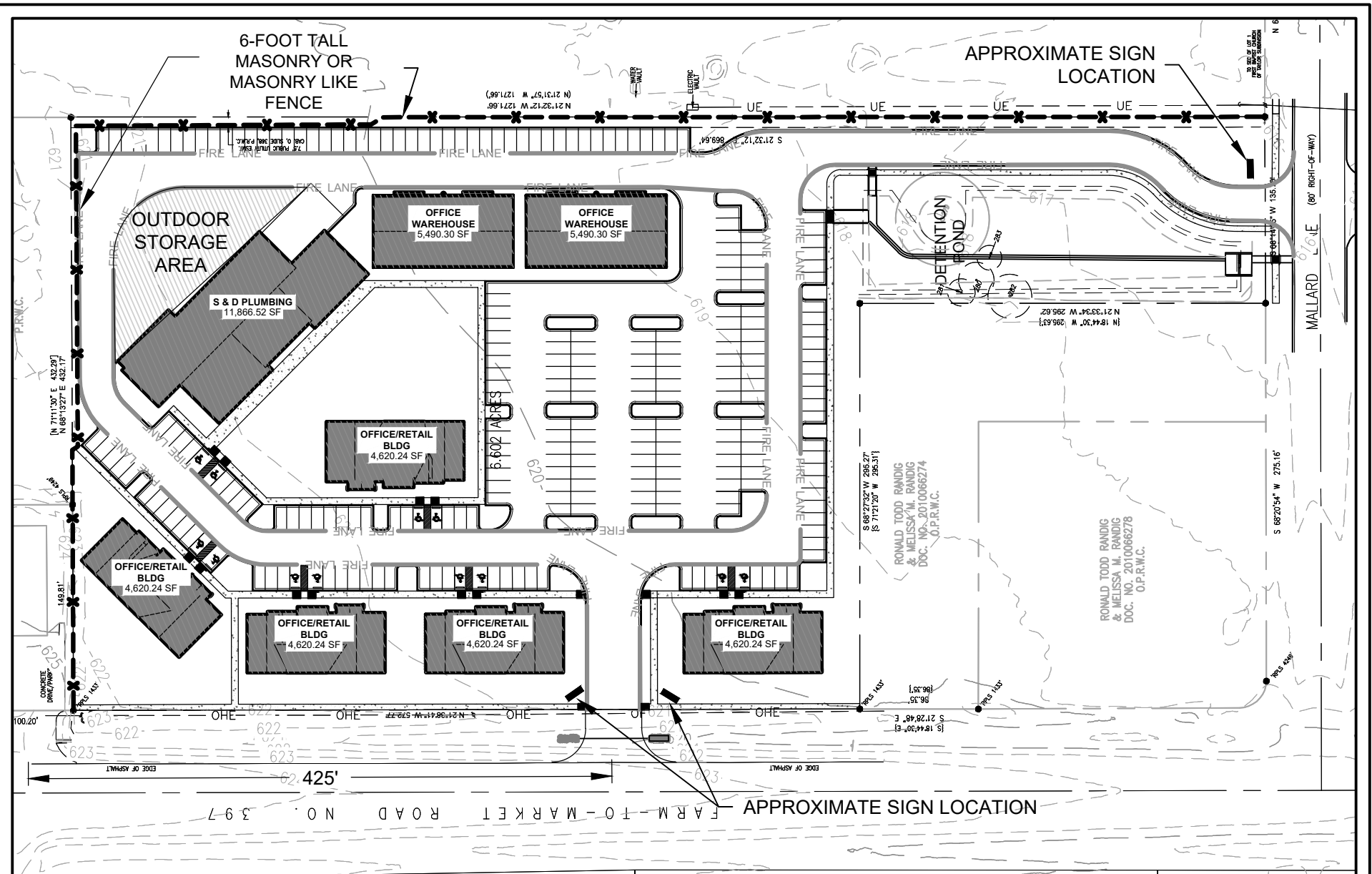
BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS
CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.999878267 AND
CONVERGENCE ANGLE 01°29'23".

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS
DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND
SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 01-26-2019
FRED L. DODD, JR, SURVEYOR, INC.
P.O. BOX 1695
LIBERTY HILL, TX 78642




FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS

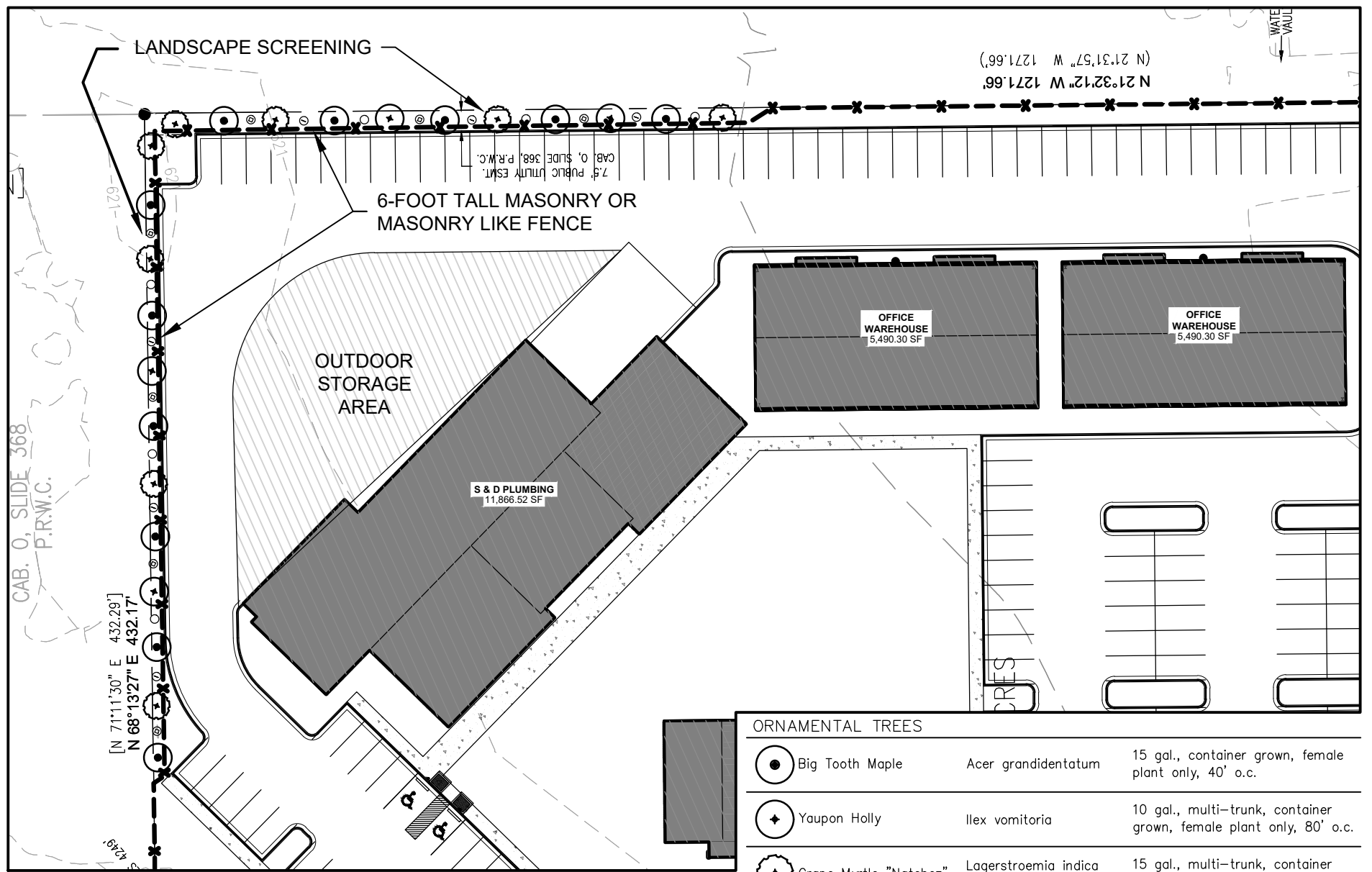


DOWDY COMMERCIAL

EXHIBIT B

SITE LAYOUT PLAN

January 26, 2021



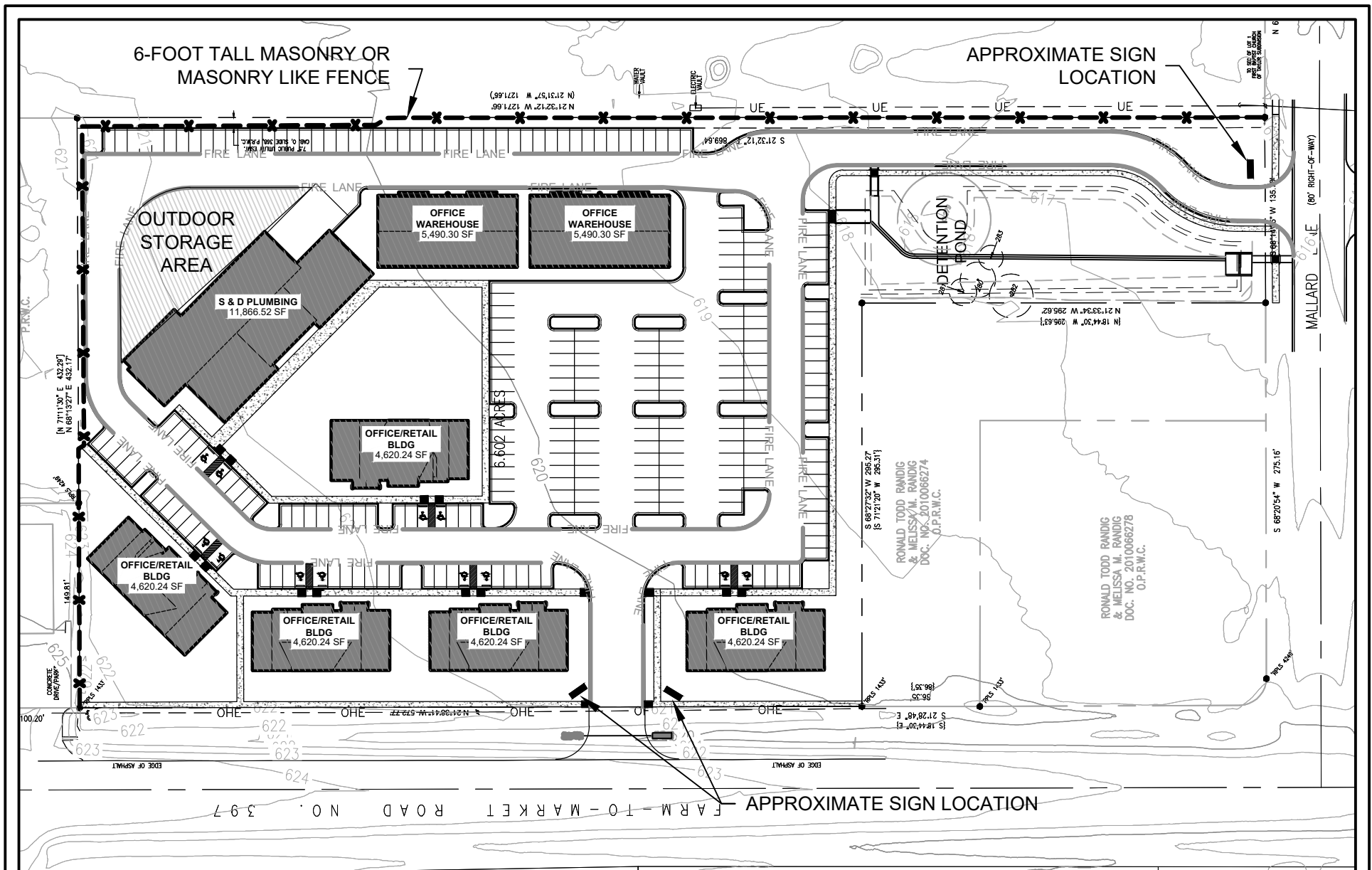
DOWDY COMMERCIAL EXHIBIT C CONCEPTUAL SCREENING PLAN JANUARY 26, 2021

ORNAMENTAL TREES

●	Big Tooth Maple	<i>Acer grandidentatum</i>	15 gal., container grown, female plant only, 40' o.c.
✦	Yaupon Holly	<i>Ilex vomitoria</i>	10 gal., multi-trunk, container grown, female plant only, 80' o.c.
✿	Crape Myrtle "Natchez"	<i>Lagerstroemia indica</i> "Natchez"	15 gal., multi-trunk, container grown, 80' o.c.

SHRUBS

⊖	Compact Texas sage	<i>Leucophyllum frutescens</i> "Compactum"	5 gallon, container grown, 3' o.c.
①	Indian Hawthorn	<i>Raphioliopsis indica</i> "Jack Evans"	5 gallon, container grown, 3' o.c.
○	Dwarf Yaupon Holly	<i>Ilex comuta</i> "Rotunda nana"	5 gallon, container grown, 3' o.c.



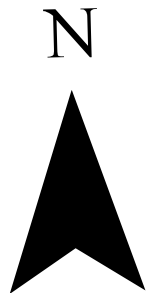
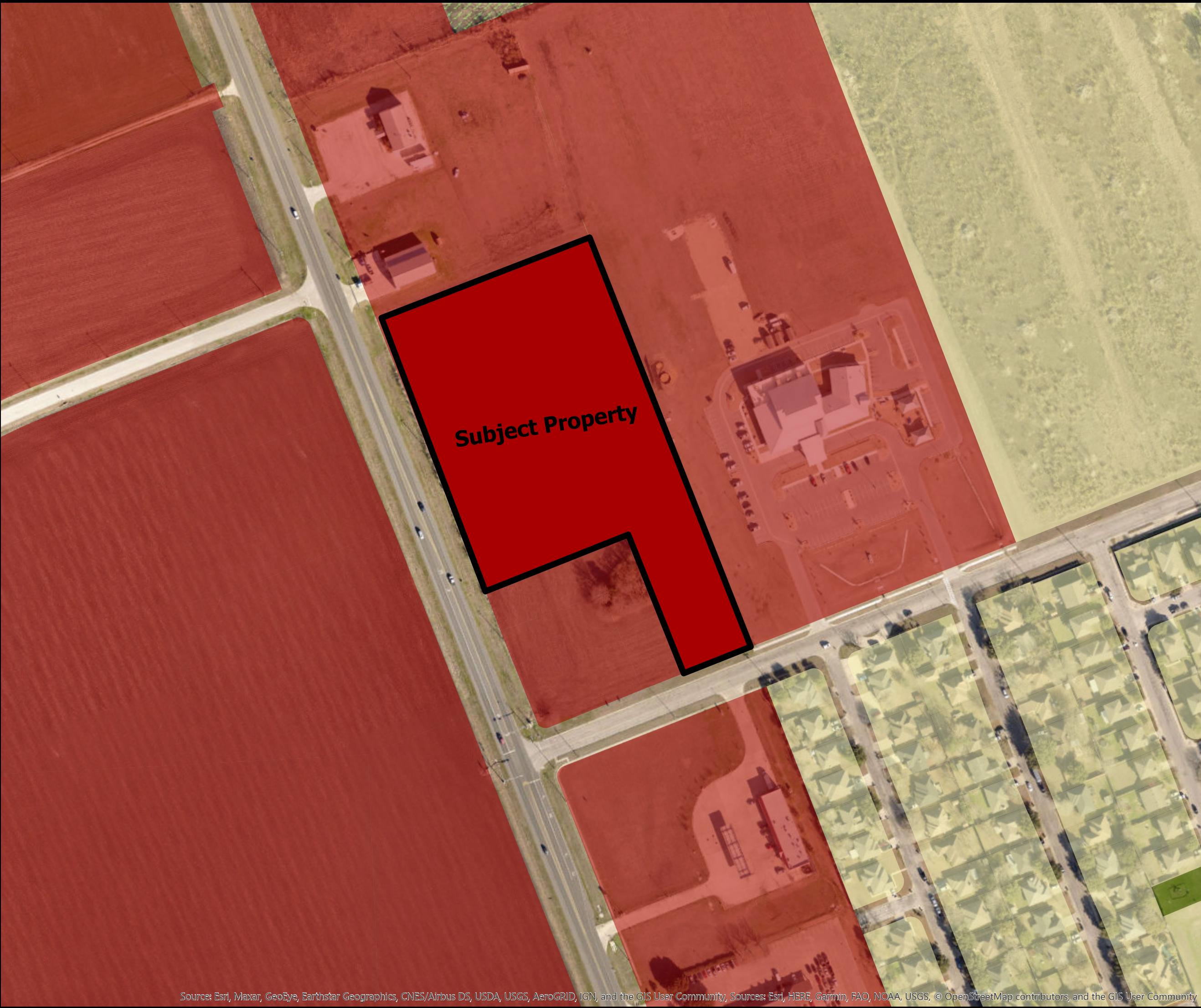
SIGNAGE SHOWN IS INTENDED TO BE GROUND MONUMENT SIGNAGE (8'X10') WITH VARIED PLACARDS FOR THE DIFFERENT BUSINESSES IN THE PROJECT. THE SIGNS WILL BE ROCK IN CONSTRUCTION WITH UP LIGHTING FROM THE LANDSCAPE AREAS AROUND THE SIGN. THE INTENT IS TO IDENTIFY THE DIFFERENT BUSINESS AND PROVIDE A WAYFINDING FOR THOSE UNITS.

DOWDY COMMERCIAL

EXHIBIT-D

CONCEPTUAL SIGNAGE PLAN

JANUARY 26, 2021



PZ-2020-1269

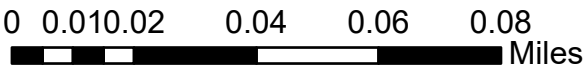
**Current Zoning Map
Approximately 6.70
Acres**

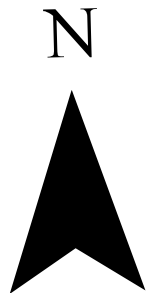
Legend

-  Subject Property
- ZONING**
-  B-1
-  P Parks
-  R-1 Single Family
-  R-1/RPD: Residential Planned Development



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





PZ-2020-1269

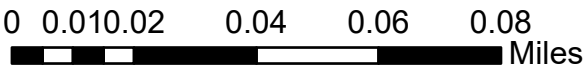
**Future Land Use Map
Approximately 6.70
Acres**

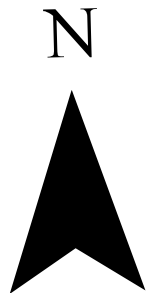
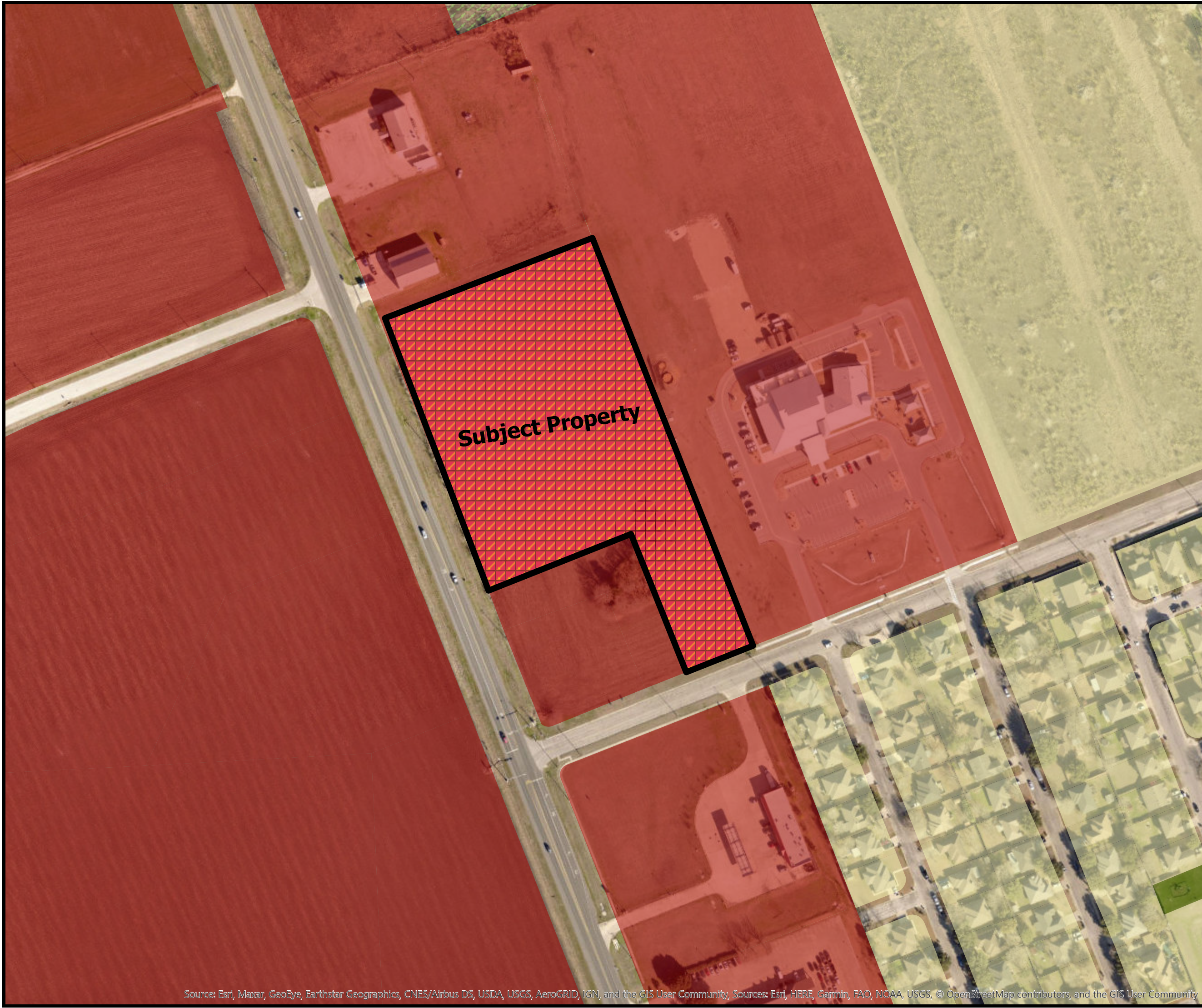
Legend

-  Subject Property
- 2013 Future Land Use**
-  BUSINESS PARK
-  COMMERCIAL
-  SINGLE FAMILY
-  PUBLIC
-  SEMI-PUBLIC/INSTITUTIONAL



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Gepland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





PZ-2020-1269

**Proposed Zoning Map
Approximately 6.70
Acres**

Legend

 Proposed B-2/CPD Zoning

ZONING

 B-1

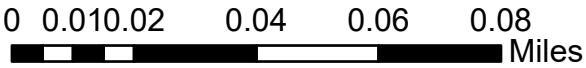
 P Parks

 R-1 Single Family

 R-1/RPD: Residential Planned Development



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





City Council Meeting

February 25, 2021

Transmittal Letter

Agenda Item #:

7

Agenda Title:

Hold a public hearing and introduce Ordinance 2021-07 repealing the Sundance Planned Development Ordinance 2017-32 and replacing it with the Castlewood South Planned Development on a parcel of land consisting of approximately 69.97 acres, located across from Taylor High School and Avery Glen Subdivision, particularly described as Williamson Central Appraisal District Parcels R331183, R019232, and R019652.

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Council Action to be taken: Hold the public hearing and introduce ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, AICP, Assistant City Manager

1. PURPOSE/DESCRIPTION

The applicant is proposing to repeal and replace the Sundance Planned Development; approved by City Council January 11, 2018 (Ordinance 2017-32) with Castlewood South Residential Planned Development. The subject property is approximately 69.97 acres; located south of Castlewood Subdivision and across from Avery Glen Subdivision. The purpose of the proposed amendment is to align the development more closely with the Goals of the Comprehensive Plan. The developer proposes creating more than 300 lots in various sizes to accommodate single-family detached homes rather than the previously approved zoning which provided for a single lot type. The proposed housing will consist of some small lots and alley loaded lots in addition to larger, front loaded lots.

8. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Using the Comprehensive Plan as guide, a desire for incorporating local businesses while creating opportunities for economic development in the City of Taylor was a prominent theme. In the Comprehensive Plan, *Goals, Objectives, and Actions* were developed. In reviewing the actions that will meet the objectives and goals to promote the Comprehensive Plan, the requested residential planned development amendment will provide an opportunity for the developer to their land use goals, as well as achieving more objectives within the Comprehensive Plan which call for housing variety and encourages residential density. In addition, this amendment includes a new, narrower street detail (consisting of

28 ft. wide pavement width opposed to 30 ft.) which will both slow traffic and decrease the overall amount of pavement, resulting in less street maintenance costs for the City in the future. Currently, the Future Land Use Plan Map (FLUP) designations for the subject property are Single-Family and Commercial. Although the prior planned development incorporated commercial, this project is instead expected to be an extension of the existing Castlewood (to the north); therefore, changes were made to accommodate this extension. Nonetheless, the request of the ordinance amendment is consistent with the current zoning and the Future Land Use Plan.

On February 9, 2021, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission recommended approval of the request to repeal and replace the Sundance Planned Development with the Castlewood South Planned Development.

2. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Increased residential density • Will be integrated with the adjacent subdivision to the north • Less pavement width results in less pavement to maintain by the City in the future • Increase in tax base	

8. RECOMMENDATION

On February 9, 2021, the Planning and Zoning Commission held a public hearing and unanimously recommended approval.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – February 9, 2021

P&Z unanimously recommended approval
 City Council public hearing and ordinance introduction – February 25, 2021
 City Council consideration of ordinance approval – March 11, 2021

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 7a. [P&Z Staff Report](#)
- 7b. [Previous Sundance Planned Development Ordinance](#)
- 7c. [Proposed Castlewood South Ordinance 2021-07](#)
- 7d. [Current zoning map](#)
- 7e. [Future Land Use Plan map](#)
- 7f. [Proposed zoning map](#)

City of Taylor
PZ-2021-1277
Residential Planned Development Amendment
Staff Report

Requested Action: The applicant proposes to repeal and replace the Sundance Residential Planned Development (Ordinance 2017-32) with a new Residential Planned Development Overlay (R-1/RPD) called Castlewood South.

Applicant: Townbridge Capital/Aaron Levy

Subject Property: Approximately 69.97 acres; located across from Taylor High School and Avery Glen Subdivision, more particularly described by Williamson Central Appraisal District Parcels R331183, R019232, and R019652; part of and out of M. Dentler Survey, Abstract 211, H. & T. B. RR. Survey, Abstract 315, and George M. Reese Survey, Abstract 533, Williamson County, Texas.

Parcel Information

Current Zoning: Single-Family Residential Zoning District Residential Planned Development Overlay (R-1/RPD)

Future Land Use Plan: Single-Family Land Uses

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Vacant	B-1 and R-1/RPD
South	Vacant	Outside the City Limits
East	FM 973 R.O.W. and Avery Glen	R.O.W. and Single-Family Residential
West	Agricultural	Outside the City Limits

Background and Purpose:

The applicant is proposing to repeal and replace the Sundance Planned Development; approved by City Council January 11, 2018 (Ordinance 2017-32) with Castlewood South Residential Planned Development. The subject property is approximately 69.97 acres; located south of Castlewood Subdivision and across from Avery Glen Subdivision. The purpose of the proposed amendment is to more closely align the development with the Goals of the Comprehensive Plan. The developer proposes creating more than 300 lots in various sizes to accommodate single-family detached homes rather than the previously approved zoning which provided for a single lot type. The proposed housing will consist of some small lots and alley loaded lots in addition to larger, front loaded lots.

In addition, to proposing a variety of lot sizes the developer is removing the commercial aspect of the former Planned Development. This will be Castlewood South Residential Planned Development as it is an expansion of Castlewood Subdivision to the north. The Sundance Planned Development was approved with a minimum lot of 6,000 square feet while the amendment proposes a minimum lot

size of 3,500 square feet. The minimum lot frontage in Sundance is 50 feet and Castlewood South is proposing a minimum lot frontage of 35 feet. These changes to the Planned Development will permit more efficient use of the land and utilities. The amendment to the Planned Development encourages accessory dwelling units potentially increasing the density further.

The developer is proposing to use the new street detail, which was incorporated in the Castlewood Subdivision which provides for narrower streets (28 feet wide vs. 30 feet wide) that will slow traffic, produce less impervious surface and will cost the City less to maintain in the future. Two parks are planned along with a trail system. Rather than a sidewalk in the right-of-way along FM 973 the developer would like to incorporate a 5-foot crushed granite trail. The crushed granite trail would replace the requirement for a 4-foot concrete sidewalk and would require a maintenance agreement for the property owners' association to maintain the crushed granite surface.

Staff Analysis:

As City Staff, we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on applicant requests. In Chapter 4 – Land Use of the Comprehensive Plan, citizens identified some key issues. The key issues are a common thread throughout the Comprehensive Plan. Pertinent to this request are the following issues:

Desire for a variety of quality new homes - As Central Texas continues to experience phenomenal growth, Taylor is in the position to provide a variety of new and restored housing opportunities. Envision Central Texas, the regional planning effort, recommends additional higher density multifamily and infill projects to curb sprawl. These types of residences must be balanced with the increasing desire for single-family residential developments.

Desire for the City to be more pedestrian friendly – “Walkability”, “connectivity”, and linkages are terms that denote the desire for all areas of a community to be accessible without the use of a car. When residents and visitors can walk, jog or ride a bike in a safe, comfortable and secure environment they will feel that they can travel conveniently from residence to places; work, school, recreation, and shopping.

Goals, objectives and actions to help address key issues were developed and incorporated into the Comprehensive Plan. Some of the relevant Comprehensive Plan goals, objectives and actions to consider for this re-zoning case include:

Land Use Goal: *A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor’s current and future population while preserving the historical structures and small town atmosphere of the City.*

Objective L1: *Provide suitable areas for a variety of residential types and densities.*

Action L1.1: *Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities).*

Action L1.3: *Establish open space easements, linear parks, and trails in and around residential areas for accessibility and “walkability.” Require dedication or provision of land in the Subdivision Regulations platting process.*

The Future Land Use Plan map (FLUP) identifies the subject property as an area designated for Single-Family Residential land uses so the request is consistent with the FLUP. Additionally, the land use narratives associated with the land use classifications on the FLUP are consistent with development proposed by the applicant and support the request to rezone. See excerpt below:

Single Family Residential (Yellow): *Residential development, including conventional detached homes, as well as patio homes, zero lot-line homes and cluster units.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides, which are used to make land use decisions and zoning regulations to ensure compatibility. Some of the relevant statements include:

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*

Residential

- *Houses should have direct access to residential streets but not to arterials or major collector streets.*
- *Houses should not be adjacent to major highways.*
- *Neighborhoods should be buffered from arterials or major collector streets.*
- *Residential developments should include adequate area for parks and recreation facilities, schools and churches, and other public facilities.*
- *Housing should be available for all income levels.*
- *There should be a variety of housing types on a variety of lot sizes in create complementary neighborhoods.*

Staff Recommendation

Staff recommends approval of the request to amend the Sundance Planned Development as the request furthers the Goals, Objectives and Actions that were developed to overcome some of the key issues that were identified by the public in resident participation meetings during the preparation of the Comprehensive Plan. The request is consistent with the FLUP.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for re-zoning and making a recommendation to City Council either in favor of or in opposition to each request.

In determining a recommendation on a re-zoning request, the Planning and Zoning Commission should consider the following factors:

- **Is the request consistent with the Comprehensive Plan?**

The staff analysis indicates this request is consistent with the FLUP. To achieve the overall Land Use Goal (to have a) *variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City* objectives were developed. The requested re-zonings would make the necessary **Actions** to meet objectives possible.

Objective L1: *Provide suitable areas for a variety of residential types and densities. Action L1.1:* *Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities). Action L1.3:* *Establish open space easements, linear parks, and trails in and around residential areas for accessibility and "walkability." Require dedication or provision of land in the Subdivision Regulations platting process.*

- **Is the compatible with the surrounding area?**

The staff analysis indicates this proposed request is compatible with the surrounding area. As this is an addition to Castlewood Subdivision to the north and is across from Avery Glen Subdivision and the new High School, the location is ideal for new housing.

- **Does the request promote the public health, safety, or general welfare?**

Staff analysis indicates the request of the subject property will promote public health, safety and welfare. The request is consistent with the Comprehensive Plan, which promotes the health, safety and general welfare by promoting safe, orderly and walkable development. Additionally, amending the previous Sundance Residential Planned Development will provide access to residential choices. As mentioned previously the new street design that will be used for both Castlewood

Subdivisions has multiple benefits to the health, safety and welfare of the community.

- **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**

The development is next to an adequate street with connectivity for convenient commuting. Some utilities will be extended during construction of Castlewood Subdivision to the north. The extension and construction of the infrastructure will be completed during this south expansion of Castlewood. The cost of extending infrastructure to the proposed site will be borne by the developer.

- **Do current conditions indicate that a request is necessary?**

The previously approved Sundance Residential Planned Development did not incorporate the ideals of the community that were iterated in the Comprehensive Plan. As stated earlier in the report the amendment will provide a variety of lot sizes and housing; an action that promotes the desires of the community. There are utilities available. Also, this amendment includes the new street design that contributes to the fiscal goals of the current administration as future maintenance costs will be less than the maintenance costs for the previous design standard for local streets. The amendment promotes walkability with more sidewalks and the trail system. These changes and more are part of the developer's changes to the previous one size fits all proposal.

Attachments:

1. Previous Planned Development Ordinance
2. Proposed Ordinance with exhibits
3. Current Zoning Map
4. Future Land Use Plan Map
5. Proposed Zoning Map

ORDINANCE NO. 2017-32

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS BEING 69.97 ACRES IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, T.B. RR. SURVEY, ABSTRACT NO. 315, AND M. DENTLER SURVEY, ABSTRACT NO. 211, GENERALLY LOCATED ON THE WEST SIDE OF FM 973 SOUTH OF CARLOS G. PARKER BOULEVARD IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT R-1 (ASSIGNED AT ANNEXATION) TO PLANNED DEVELOPMENT, R-1 PD AND B-1 PD; 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 December 14, 2017, to consider the request made by Packsaddle Partners, LLC and Hafernik Farm Group, as Applicant Agent and Owner of the property, respectively, 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 Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 14, 2017, 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 Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits.

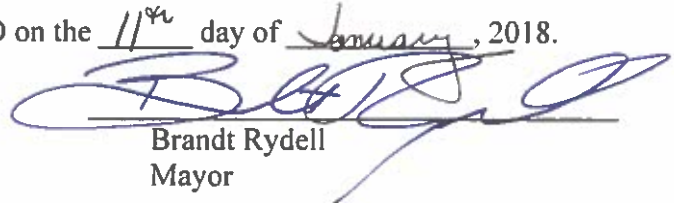
SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single Family Residential R-1 to Planned Development PD with base districts of Single Family Residential R-1 and Local Business B-1 subject to Exhibit "B", Development Plan and Exhibits.

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.

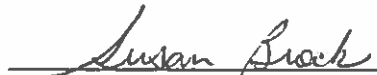
SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2017-32 was introduced before the Taylor City Council on the 14th day of December, 2017.

PASSED, APPROVED, and ADOPTED on the 11th day of January, 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. 2017-32, passed and approved by the City Council of the City of Taylor, Texas, on the 11th day of January, 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 11th day of January, 2018.


Susan Brock
City Clerk



ATTACHMENT 2 - EXHIBIT A - LEGAL DESCRIPTION

LEGAL DESCRIPTION:

BEING 69.97 ACRES OF LAND OUT OF THE H. & T.B.R.R. SURVEY, ABSTRACT 315, M. DENTLER SURVEY, ABSTRACT 211, AND GEORGE M. REESE SURVEY, ABSTRACT 533, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN 150 ACRE TRACT, CONVEYED TO JOHN FRED HAERNIK ET. AL. RECORDED IN DOCUMENT 2011036448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 69.97 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET 973, BEING THE SOUTHEAST CORNER OF THE BILLIE G. MILLER, ET. AL. TRACT RECORDED IN DOCUMENT 2010074538, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 44°27'04" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 2,760.45 FEET TO AN IRON ROD FOUND IN THE SAID WESTERLY RIGHT-OF-WAY LINE, BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO EUGENE MUNDKOWSKY RECORDED IN VOLUME 837, PAGE 121, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (W.C.A.D. SHOWS CURRENT OWNER AS LINDA ROZNOVAK, DENNIS MUNDKOWSKY AND RONALD MUNDKOWSKY WITH NO DEED INFORMATION), ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82°26'22" WEST, ALONG THE NORTH LINE OF MUNDKOWSKY TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 347.70 FEET TO AN IRON ROD FOUND IN THE EAST LINE OF A TRACT CONVEYED TO ALAN C. TEICHELMAN AND SUSAN KAYE SCHAEFER RECORDED IN DOCUMENT 2016002249, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID MUNDKOWSKY TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01°52'07" EAST, ALONG THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 2323.70 FEET TO A CONCRETE MONUMENT FOUND IN THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT, ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JULIUS CHARLES STELZER, III RECORDED IN DOCUMENT 2008077958, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINES OF SAID STELZER TRACT, A TRACT CONVEYED TO WILLIAM LYN DAVIS, III RECORDED IN DOCUMENT 1996038661, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAID BILLIE G. MILLER TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 82°36'18" EAST, FOR A DISTANCE OF 1916.08 FEET TO A CONCRETE MONUMENT FOUND;
- 2) SOUTH 21°47'09" EAST, FOR A DISTANCE OF 126.85 FEET TO A CONCRETE MONUMENT FOUND;
- 3) SOUTH 82°33'45" EAST, FOR A DISTANCE OF 258.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.97 ACRES, MORE OR LESS.

NOTES:

1.) BEARING BASIS OF THE CONTROL POINTS LISTED HEREON IS BASED ON THE NAD 83 CONTROL DATUM, GEOID MODEL 12B, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM, ALL COORDINATES AND DISTANCES SHOWN AND LISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF TEXAS DOES HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY ON THE GROUND, AND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

 08-03-17
TIMOTHY E. HAYNIE,
TEXAS REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 2380

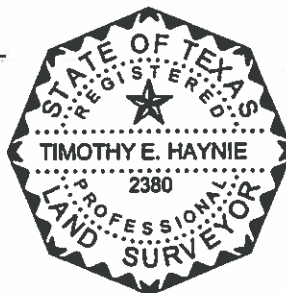


EXHIBIT "A"

FIELD NOTES TO ACCOMPANY SKETCH FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



HAYNIE
CONSULTING, INC.

Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

JOB NUMBER: 783-17-02

JOB DATE: 2017-04-11

SCALE: 1"=500'

TECH: J. WARREN

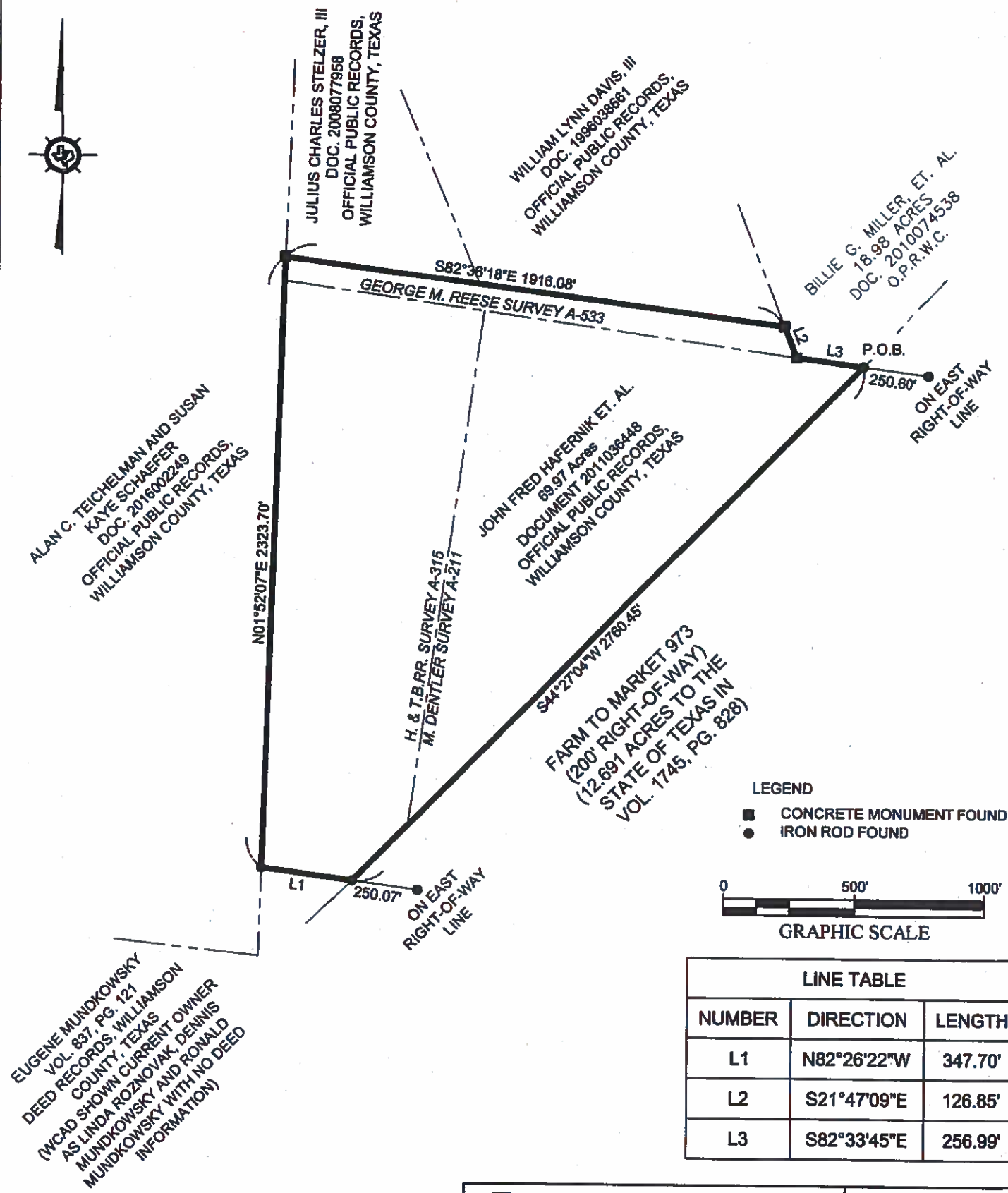
CHECKED BY: B. JONES

SHEET:

1 OF 2

ATTACHMENT 2 - EXHIBIT A - LEGAL DESCRIPTION

X:\1983 SUNDANCE CANYON\783-17-02 TAYLOR\DWG\EXHIBITS\783-Taylor Sundance Overall Exhibit.dwg Aug 03, 17:12:37 pm



LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD FOUND



GRAPHIC SCALE

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N82°26'22"W	347.70'
L2	S21°47'09"E	126.85'
L3	S82°33'45"E	256.99'

EXHIBIT "A"

SKETCH TO ACCOMPANY FIELD NOTES FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



**HAYNIE
CONSULTING, INC.**

Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPB FIRM # F-002411, TBPB FIRM # 100250-00

JOB NUMBER:	783-17-02
JOB DATE:	2017-04-11
SCALE:	1"=500'
TECH:	J. WARREN
CHECKED BY:	B. JONES
SHEET:	2 OF 2

SUNDANCE DEVELOPMENT

**Taylor, Texas
Planned Development
Development Plan**

EXHIBIT B

A. PROPERTY

The Sundance Planned Development District encompasses approximately 69.97 acres located immediately South of the High School on the west side of FM 973, Taylor, Texas and more particularly described in Exhibit A. It is hereinafter referred to as "the property."

B. PURPOSE

This Planned Development Development Plan (PDDP) serves to augment and/or modify the standards for development outlined in the City's Zoning, Subdivision, and other development related Ordinances in order to implement the vision for the property and insure a cohesive, high quality development not otherwise anticipated by the underlying base zoning district. The PDDP, is a summary of the development and design standards for the property, and a site layout plan of the proposed development as described in Zoning Ordinance Ch 2, Article IV, Section 2.17 Residential Planned Development District [RPD].

C. APPLICABILITY AND BASE ZONING

The property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the R-1 (Single Family Residential) zoning district and by B-1 (Local Business) zoning district, and other sections of the Code, as applicable. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

All other Ordinances within the Code, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control. In the case that this PDDP does not address a specific item, the City of Taylor development regulations shall apply.

D. SITE LAYOUT PLAN

A Preliminary Concept Plan has been attached to this Development Plan as Exhibit B to illustrate the land use and design intent for the property. The Site Layout Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. The Site Layout Plan depicts roadways, residential areas, commercial areas, and park areas that will be developed in multiple phases as shown in Exhibit B, provided the minimum requirements of the PDDP are met. Approval of this PDDP and Concept Site Layout Plan does not constitute approval of a subdivision plat.

E. PERMITTED USES

The primary use of the property shall be for single family detached dwellings. In addition, there will be approximately five (5) acres consisting of two lots for local retail commercial use. Accessory uses not specifically covered by this Plan shall be regulated by:

1. R-1 Zoning District

2. B-1 Zoning District, prohibited uses:

- Appliance Rental
- Amusement Commercial (Outdoor)
- Aquariums
- Associated Outside (accessory) uses (or Storage)
- Auto Financing and Leasing (No Outdoor Lot or Display)
- Auto Repair, Major or Minor
- Bed and Breakfast Inn Facility
- Boarding or Rooming House
- Cemetery or Mausoleum
- Check Cashing Service and Loan Agency
- Convent or Monastery
- Country Club (Private)
- Food Bank or Pantry
- Fraternal Organization, Lodge, Union Hall or Civic Club
- Funeral Home or Mortuary
- Greenhouse (Non-Retail/Hobby)
- Halfway houses
- Heliport, Helistop
- Kennel (Indoor Pens)
- Laundromat (Or Self-Service Washateria)
- Rehabilitation Care Facility (Halfway House)
- Sewage Pumping Station (Public)
- Sexually Oriented Business
- Small Wind Energy System (Ord 2010-44, 11/4/10)
- Train stations
- Water Treatment Plant

F. DEVELOPMENT STANDARDS

1. Single Family Development Standards

Minimum lot size	6,000-SF
Minimum front lot width	50-ft
Minimum rear lot width	50-ft
Minimum lot depth	100-ft
Minimum radial lot width front & back	40-ft cord measurement at building line
Minimum front setback	25-ft typical
Minimum garage door setback	25-ft or 15-ft for side entry
Minimum side setback	5-ft, 15-ft street side corner lots
Minimum rear setback	10-ft
Minimum accessory building setback	5-ft, not permitted in any street yard setback
Maximum height primary building	35-ft
Maximum height accessory building	10-ft, 7-ft on lots adjacent to FM 973 ROW

Corner lots shall be 10-ft wider than the narrowest lot in the block.

Fences on street side of corner lots shall be set back 10-ft from property line, thus not within the 10-ft PUE.

Sidewalks to be provided on both sides of residential streets.

See Exhibit E for Comparison of this PDDP to the Standard City R-1 Ordinances and City R1 Residential Planned Development Ordinance. Referenced Documents include: Ch 2 Zoning Districts Article II 2.7 – R-1 Single Family Residential District, Chapter 4 – Property Development Standards 4.1 – Residential Property Development Standards, CH 28 – Vegetation Article II Landscape Requirements and Standards; Preservation, Protection and Planting of Trees, Ch 2 Article IV – Planned Development Districts 2.17 – Residential Planned Development District (RPD).

2. Masonry Façade Requirements

The exterior finish of all sides of single-family homes within the Plan shall be masonry, except non-load bearing elements such as doors, windows, trim, and accents. Gables, roofs, soffits, porches, and patios may also be of a non-masonry material. Masonry shall be defined as stone, brick, two-step hard coat stucco, and up to 75% of horizontally installed cement based siding excluding panelized wall systems. Façade requirements are further regulated as follows:

- a. Two story homes on corner lots and adjacent to FM 973 shall be constructed with 90% masonry on exposed surface walls facing roadways, except non-load bearing elements such as doors, windows, trim, gables, roofs, soffits, patios, porches, and accents.
- b. Exempt from the above masonry requirements are units in which stylized architecture is utilized. In these cases, alternative exterior finishes are permitted subject to approval by the Director of Planning, including but not limited to, board and batten, cedar shake, ship lap, 4" and 6" masonry siding in both horizontal and vertical installations and dry stacked stone.

3. Building Elevations

Exterior elevations shall vary so that no three or fewer adjacent lots shall have the same elevation. Building elevations on lots directly across from one another must also differ.

4. Exterior Lighting.

Exterior Lighting on the Property and its buildings will comply with the requirements set forth in Chapter 5 of the Zoning Ordinance related to outdoor lighting.

5. Garages

All homes will have a 2 car garage.

6. Patios & Porches

All homes shall have:

- a back patio with minimum area of 100-sf
- a covered front porch.

7. Commercial Development Standards

Buildings will consist of 60% masonry, with the front being a combination of masonry and stucco and glass, sides and back of buildings will be standing seam metal, masonry siding or stucco with 4-ft masonry wainscot, see attached Exhibit C.

G. VEHICULAR ACCESS AND CIRCULATION

A minimum of two access points onto FM 973 are planned, one in Phase 1 and one in Phase 2.

H. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping on the Property shall be in conformance with Chapter 28 of the City Code unless otherwise stated in this Development Plan. All single family lots shall contain the following landscaping, located outside of the easements along the rights-of-way:

1. One (1) – 2-inch caliper shade tree in the front yard.
2. Five (5) – 5-gallon shrubs.
3. All corner lots shall include an additional 2-inch caliper shade tree in the front yard.

4. All single family lots shall have drought resistant grass, such as Bermuda or Buffalo Grass, all yard areas to be sodded. Synthetic lawns or plants are prohibited.

I. SIGNAGE

Entry feature signage will be placed at the north most subdivision entry, and will be in accordance with Chapter 24 of the Code.

J. PARKS

3.98-acres of Parks (primary and pocket) will be provided by the Developer, owned, and maintained by a Homeowners Association. Primary park acreage of 2.96-acres will be provided as shown in Exhibit B.

Pocket park acreage of 0.54-acres will be provided using the following criteria:

1. Each park shall be a min. of 6,000-sf.
2. Locations to be selected solely at the Developer's discretion.

Amenities for each of the two primary parks are to be installed by the developer prior to City acceptance of the phase development improvements for which the park is in. Amenities in the two primary parks will include:

1. Walking trail – 5-ft wide decomposed granite, located as noted in Exhibit B.
2. Park benches – minimum of two.
3. Soccer goals – minimum of two, placed in the green space of the detention ponds.
4. Play scape – one combination structure, see Exhibit D for examples.
5. Along the lot lines between parkland and residential, a six foot (6') typical cedar fence with treated rails and a minimum picket size of 1" x 6" and a cedar top cap, with masonry columns every 50-ft. Fence shall be installed such that the rails are to be exposed on the private residence side of the fence.

K. FM 973 FRONTAGE

1. Fencing - Residential rear lot line fencing adjacent to FM 973 Right-Of-Way shall consist of six foot (6') typical cedar fence with treated rails and a minimum picket size of 1" x 6" and a cedar top cap, with masonry columns every 50-ft. Fence shall be installed such that the rails are to be exposed on the private residence side of the fence. This fencing shall be owned and maintained by the HOA.
2. Hike & Bike Trail – Shall be 5-foot wide meandering concrete sidewalk, shall be constructed by the Developer prior to City acceptance of the phase development improvements the Hike & Bike Trail serves, and owned and maintained by the HOA.

L. TRAFFIC IMPACT ANALYSIS

A Level II Traffic Impact Analysis to be submitted as part of the Final Plat submission and approval process.

M. PLAN MODIFICATIONS

Changes shall be in accordance with Ch 2 Article IV, Section 2.17.8 Minor Changes to Site Plan, unless otherwise stated in this PDDP.

EXHIBIT A

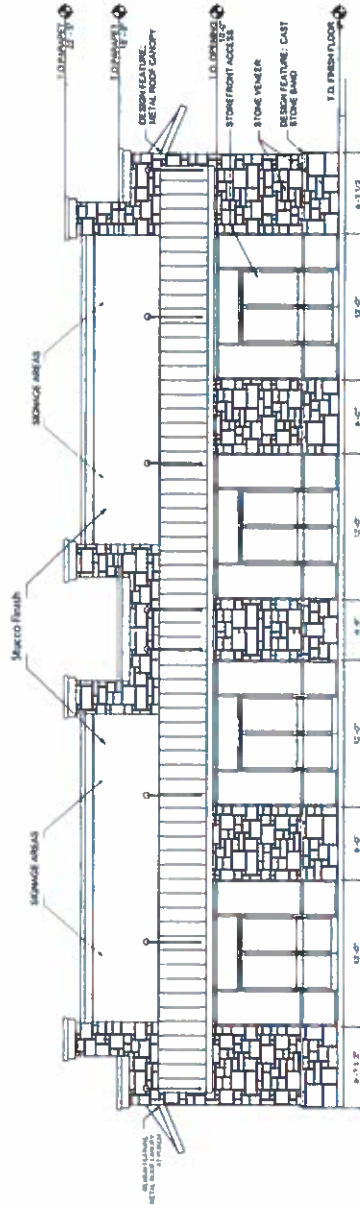


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COMMERCIAL BUILDING
MOCK UP
FM 973 TAYLOR, TX

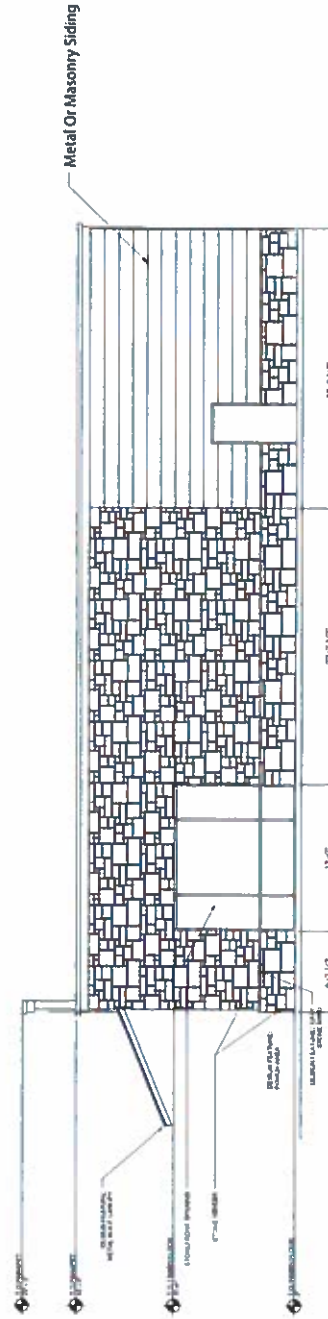
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Dispatched by	
Approved by	
Job Number	
Extra weight	
Subtotal 1 of 1	
Amount due	£ 0.00
Card file	
Sheet 1 of 1	
Comments	Comments: none yet

EXHIBIT C



PRIMARY ELEVATION

19 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100
 102 104 106 108 110 112 114 116 118 120 122 124 126 128 130 132 134 136 138 140 142 144 146 148 150 152 154 156 158 160 162 164 166 168 170 172 174 176 178 180 182 184 186 188 190 192 194 196 198 200
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 1402 1404 1406 1408 1410 1412 1414 1416 1418 1420 1422 1424 1426 1428 1430 1432 1434 1436 1438 1440 1442 1444 1446 1448 1450 1452 1454 1456 1458 1460 1462 1464 1466 1468 1470 1472 1474 1476 1478 1480 1482 1484 1486 1488 1490 1492 1494 1496 1498 1500
 1502 1504 1506 1508 1510 1512 1514 1516 1518 1520 1522 1524 1526 1528 1530 1532 1534 1536 1538 1540 1542 1544 1546 1548 1550 1552 1554 1556 1558 1560 1562 1564 1566 1568 1570 1572 1574 1576 1578 1580 1582 1584 1586 1588 1590 1592 1594 1596 1598 1600
 1602 1604 1606 1608 1610 1612 1614 1616 1618 1620 1622 1624 1626 1628 1630 1632 1634 1636 1638 1640 1642 1644 1646 1648 1650 1652 1654 1656 1658 1660 1662 1664 1666 1668 1670 1672 1674 1676 1678 1680 1682 1684 1686 1688 1690 1692 1694 1696 1698 1700
 1702 1704 1706 1708 1710 1712 1714 1716 1718 1720 1722 1724 1726 1728 1730 1732 1734 1736 1738 1740 1742 1744 1746 1748 1750 1752 1754 1756 1758 1760 1762 1764 1766 1768 1770 1772 1774 1776 1778 1780 1782 1784 1786 1788 1790 1792 1794 1796 1798 1800
 1802 1804 1806 1808 1810 1812 1814 1816 1818 1820 1822 1824 1826 1828 1830 1832 1834 1836 1838 1840 1842 1844 1846 1848 1850 18



SIDE ELEVATION

EXHIBIT D

ELE400050 Tower



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	1	1
Required	2	1	1

Up, around and under ? lots of spatial physical activity is what the Tower offers. A play switcher on the lower curved panel provides a point for experimentation, as do the rings on the stair handrails. Stairs, a sloping rock climb and a curly climber offer 3 levels of challenge to the top. Once up to the large lookout deck, children can zoom down the curved slide or twist down the curly climber. Underneath the deck there is a play counter for recreation or role-play.

Product line	Multi play structures
Product category	ELEMENTS™
Best user age	2 - 5
Max. fall height (Feet)	217
Total height (Feet)	300
Safety zone area	38 m2



GATHERING



CLIMBING



SLIDING



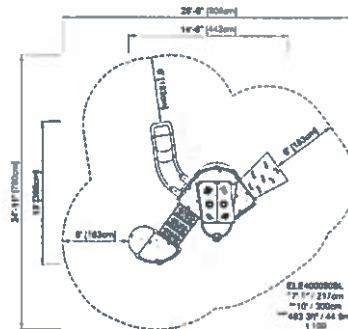
PRETENDING



EXPERIMENTING



ASTM



ELE400050BL
ELE400050GR
ELE400050RE
1:100

* = Highest designated play surface.
** = Total height of product.

Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	20 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



To verify product certification,
visit www.ipema.org

Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

PCM211804

Double Tower with Tower Net, Physical, Plastic Tube Slide ADA



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	2	2
Required	2	1	1

Product line	Multi play structures
Product category	MOMENTS™ School age
Best user age	5 - 12



GATHERING



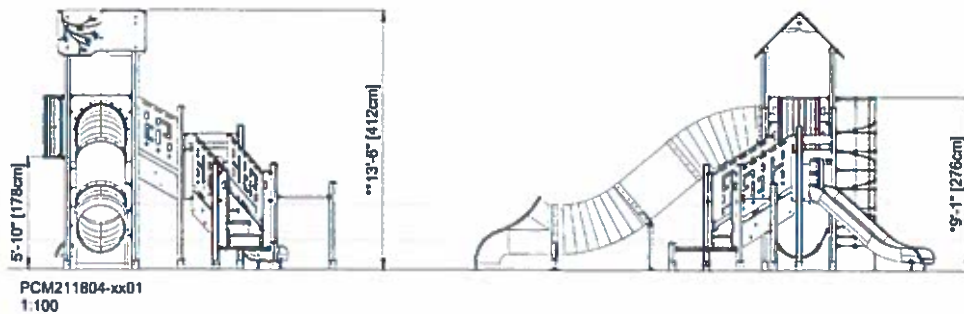
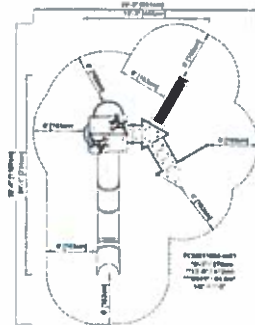
CLIMBING



SLIDING



IN-
GROU. ASTM



* = Highest designated play surface.
 ** = Total height of product.

Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	21 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



To verify product certification,
 visit www.ipema.org

Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

**STANDARD ORDINANCE, AND STANDARD RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE, AND PLANNED DEVELOPMENT DEVELOPMENT PLAN
COMPARISON TABLE**

EXHIBIT E

Item	St. R-1 Ordinance - By-Right	Std. Residential Planned Dev. - By-Right	Sundance Subdivision PDDP (* - Exceeds By-Right)
Zoning	R-1	R-1	R-1
Side Setback	5'	None noted	5'
Street Side Setback	10'	None noted	* 10' + PUE fence restriction
Front Setback	25'	None noted	25'
Rear Setback	10'	None noted	10'
Lot Width	70'	None noted	50'
Lot SF	7,000	6,000	6,000
Min Lot Depth	100'	None noted	100'
Corner Lots	5' Wider than avg. interior lots in block	None noted	* 10' Wider than average interior lots in the block
Max Accessory Height	N/A	N/A	* 10' (7' along TxDOT ROW)
Parkland	5% Residential Area	None noted	* 5% Residential & commercial area + park improvements
2 Primary Parks with improvements including: soccer goals, benches, playscapes, walking trail, upgraded fencing along residential lots & Pocket Parks to be located between Major Parks			
Sidewalks	1 Side of residential street only	None noted	* 2 Sides of residential streets
Exterior Finishes	3 Sides masonry (1st floor only), full facade	None noted	* 4 Sides masonry / Architectural exceptions
Covered Parking	1 Car covered parking	None noted	* 2 Car Garage
Back Patio	None required	None noted	* 100 SF
Home size	1,400-SF Minimum	None noted	1,400-SF Minimum
Landscaping	None required	None noted	* Full sod yards front & back, 1 tree/5 shrubs typ., corner lots 2 trees/5 shrubs
Fencing/Maintenance Along TxDOT ROW	No minimum height stated	None noted	* 6' Tall fencing w/ masonry columns at 50' centers
Trail/Esm/Maintenance Along TxDOT ROW	None required	None noted	* 5' Wide Trail/W&WW Esmt/HOA Maintenance
Architectural - No repealing structures	None required	None noted	* No 3 adjacent homes w/ same floor plan either side street

ORDINANCE NO. 2021- 07

AN ORDINANCE REPEALING AND REPLACING SUNDANCE PLANNED DEVELOPMENT, ORDINANCE 2017-32; CONSISTING OF APPROXIMATELY 69.97 ACRES OF LAND; LOCATED ACROSS FROM AVERY GLEN SUBDIVISION AND TAYLOR HIGH SCHOOL MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R331183, R019232, AND R019652; PART OF AND OUT OF M. DENTLER SURVEY, ABSTRACT 211, H. & T. B. RR. SURVEY, ABSTRACT 315, AND GEORGE M. REESE SURVEY, ABSTRACT 533, WILLIAMSON COUNTY, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on February 25, 2021, to consider the request made by Townbridge Capital, represented by Aaron Levy, for property which is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to repeal and replace the approved Sundance Planned Development for the Property consisting of approximately 69.97 acres of residential and commercial zoning with planned development overlays to Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 09, 2021, to consider the request and made an affirmative recommendation to the City Council; and

WHEREAS, the City Council, after the public hearing, approved the request to repeal and replace the approved Sundance Planned Development for the Property with the new Castlewood South Residential Planned Development.

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 Sundance Planned Development is repealed and replaced by Castlewood South approximately 69.97 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

SECTION 3. The Official Zoning Map of the City of Taylor, Texas, will show the Property as approximately 69.97 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD) as shown in Exhibit “B” attached hereto and incorporated by reference herein for all purposes.

SECTION 4. The Residential Planned Development hereby referred to as the Castlewood South Residential Planned Development that shall be applied to and be required for the Property is shown in Exhibit “C” attached hereto and incorporated by reference herein for all purposes.

SECTION 5. 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 6. 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 7. In accordance with Article VIII of the City Charter, Ordinance 2021-07 was introduced before the Taylor City Council on the _____ day of March 2021.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2021.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Mark Schroeder
City Attorney

Exhibit A

LEGAL DESCRIPTION:

BEING 69.97 ACRES OF LAND OUT OF THE H. & T.B.R.R. SURVEY, ABSTRACT 315, M. DENTLER SURVEY, ABSTRACT 211, AND GEORGE M. REESE SURVEY, ABSTRACT 533, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN 150 ACRE TRACT, CONVEYED TO JOHN FRED HAFFERIK ET. AL. RECORDED IN DOCUMENT 2011036448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 69.97 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET 973, BEING THE SOUTHEAST CORNER OF THE BILLIE G. MILLER, ET. AL. TRACT RECORDED IN DOCUMENT 2010074538, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 44°27'04" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 2,760.45 FEET TO AN IRON ROD FOUND IN THE SAID WESTERLY RIGHT-OF-WAY LINE, BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO EUGENE MUNDKOWSKY RECORDED IN VOLUME 837, PAGE 121, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (W.C.A.D. SHOWS CURRENT OWNER AS LINDA ROZNOVAK, DENNIS MUNDKOWSKY AND RONALD MUNDKOWSKY WITH NO DEED INFORMATION), ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82°26'22" WEST, ALONG THE NORTH LINE OF MUNDKOWSKY TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 347.70 FEET TO AN IRON ROD FOUND IN THE EAST LINE OF A TRACT CONVEYED TO ALAN C. TEICHELMAN AND SUSAN KAYE SCHAEFER RECORDED IN DOCUMENT 2016002249, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID MUNDKOWSKY TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01°52'07" EAST, ALONG THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 2323.70 FEET TO A CONCRETE MONUMENT FOUND IN THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT, ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JULIUS CHARLES STELZER, III RECORDED IN DOCUMENT 2008077958, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINES OF SAID STELZER TRACT, A TRACT CONVEYED TO WILLIAM LYN DAVIS, III RECORDED IN DOCUMENT 1996038661, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAID BILLIE G. MILLER TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 82°36'18" EAST, FOR A DISTANCE OF 1916.08 FEET TO A CONCRETE MONUMENT FOUND;
- 2) SOUTH 21°47'09" EAST, FOR A DISTANCE OF 126.85 FEET TO A CONCRETE MONUMENT FOUND;
- 3) SOUTH 82°33'45" EAST, FOR A DISTANCE OF 256.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.97 ACRES, MORE OR LESS.

NOTES:

1.) BEARING BASIS OF THE CONTROL POINTS LISTED HEREON IS BASED ON THE NAD 83 CONTROL DATUM, GEOID MODEL 12B, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM, ALL COORDINATES AND DISTANCES SHOWN AND LISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF TEXAS DOES HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY ON THE GROUND, AND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.


TIMOTHY E. HAYNIE,
TEXAS REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 2380

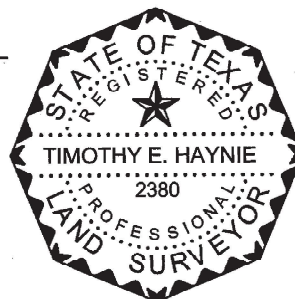


EXHIBIT "A"

FIELD NOTES TO ACCOMPANY SKETCH FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



HAYNIE
CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

JOB NUMBER: 783-17-02

JOB DATE: 2017-04-11

SCALE: 1"=500'

TECH: J.WARREN

CHECKED BY: B.JONES

SHEET:
1 OF 2

X:\1783 SUNDANCE CANYON\1783-17-02 TAYLOR\DWG\EXHIBITS\783-Taylor Sundance Overall Exhibit.dwg Aug 03:17 12:37 pm

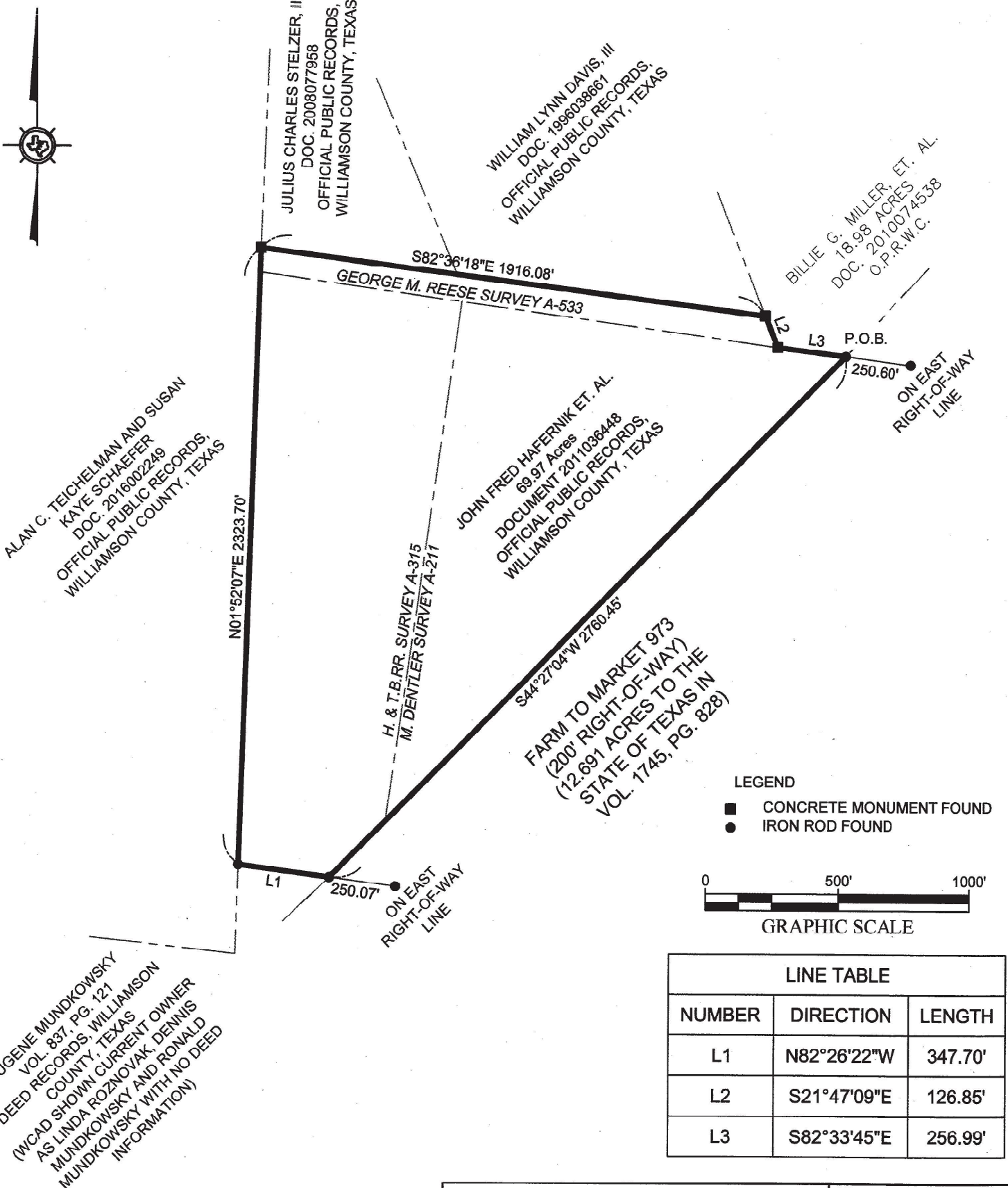


EXHIBIT "A"

SKETCH TO ACCOMPANY FIELD NOTES FOR
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HAYNIE CONSULTING, INC.

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Ph: 512-837-2446 Fax: 512-837-9463
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JOB NUMBER: 783-17-02

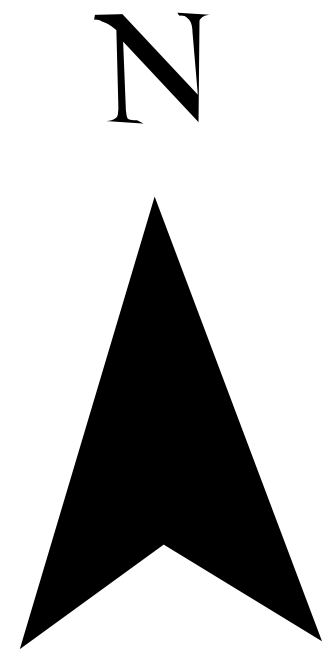
JOB DATE: 2017-04-11

SCALE: 1"=500'

TECH: J. WARREN

CHECKED BY: B. JONES

SHEET:



PZ-2021-1277

**Proposed Zoning Map
Approximately 69.97 Acres**

Legend

— Streets

▬ Proposed R-1/RPD Zoning

ZONING

■ B-1

■ I Institutional

▨ R-1/RPD: Residential Planned Development

▨ R/A Rural Agriculture



0 265 530 1,060 US Feet

Exhibit “C”
CASTLEWOOD SOUTH PLANNED DEVELOPMENT
Taylor, Texas
Residential Planned Development

A. PROPERTY

The Castlewood South Residential Planned Development (previously known as Sundance Development) encompasses 69.97 acres located immediately south of the Castlewood Subdivision and on the west side of FM 973 directly across from Avery Glen Subdivision in Taylor, Texas and more particularly described in Exhibit 1. It is hereinafter referred to as “the property”.

B. PURPOSE

The purpose of the request for rezoning is to revise the approved Sundance Development PDDP layout and develop the subject property for lots of various sizes comprised of single-family detached and single-family alley-loaded homes. The Castlewood South RPD is a summary of the development and design standards for the property, and a site layout plan of the proposed development as described in Zoning Ordinance Ch2, Article IV, Section 2.17 Residential Planned Development District [RPD].

C. SITE LAYOUT PLAN

A Site Layout Plan has been attached to this Development Plan as Exhibit 2 to illustrate the land use and design intent for the property. The Site Layout Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. The Site Layout Plan depicts roadways, residential areas, and park areas that will be developed in multiple phases as shown in Exhibit 2, provided the minimum requirements of the RPD are met. Approval of this RPD and Concept Site Layout Plan does not constitute approval of a preliminary plat.

D. PERMITTED USES

Primary Use. The primary use of the development shall be for single family residential housing, including single-family detached, small lot single-family detached, and small lot detached alley-loaded single-family housing. The request for the R-1/RPD allows the developer and home builders to provide several distinct types of housing products for a broad variety of people at different stages of life or with different lifestyles.

E. ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs) are encouraged. They may be above or attached to garages and may be standalone dwellings. ADUs are permitted by-right without applying for a specific use permit. ADUs may be up to 30% of the size of the primary structure on the same lot or 600 square feet, whichever is greater.

F. DESIGN STANDARDS

The general style of homes shall be of similar design standards per the attached Exhibit 3. The following design criteria must be reflected in both elevation and plan:

- All homes must include a front covered porch of no less than twenty-four (24) square feet and with a minimum width of four (4) feet. Home styles without front porches require approval from the Director of Development Services and cannot exceed 15% of the total homes in the subdivision.

- The front façade of garages may be no more than five (5) feet closer to the front building line than the front façade of the living area of the home.

Fences:

- All rear and side yard fencing shall be typical 6-ft privacy fencing constructed of 4-inch or 6-inch cedar pickets. View fencing, such as wrought iron, may be substituted in locations adjacent to detention ponds.
- All front yard fencing on alley-loaded small lots may not be greater than 4-ft in height. Cedar picket and wrought iron fencing are permitted for these locations.
- All fencing along FM 973 shall be 6-ft privacy fencing constructed of steel posts with 4-inch or 6-inch cedar pickets-with cap and trim. Masonry columns shall be installed at a maximum spacing of 64-ft and constructed of stone, brick, or stucco. Columns must be capped and may be constructed with similar material with a minimum reveal of 1-inch from the face of the column.

G. DEVELOPMENT STANDARDS

Requirement	Single-Family Standard Lots	Single-Family Standard Small Lots	Single-Family Alley-Loaded Small Lots
Minimum Lot Width (feet)	50	45	35
Minimum Lot Depth (feet)	120	120	110
Minimum Lot Square Footage	6,000	5,400	3,850
Setbacks			
Front (feet)	20	20	5
Interior Side (feet)	5	5	5
Street Side (feet)	10	10	10
Rear (feet) – Primary Structure	10	10	10
Rear (feet) – ADU, storage, and parking	5	5	5
Maximum Height (feet) ¹	35	35	35
Off-Street Parking Spaces ²	2	2	2

¹Two- and one-half stories and 27-ft for accessory structures.

² Off street parking – each lot is required to have two off-street parking spaces and a minimum of one (1) car garage, the second parking space may be in the front setback driveway.

H. SIDEWALKS

Sidewalks shall be ADA compliant and constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders. All ADA ramps at crosswalks per approved improvement plans and all sidewalks adjacent to common areas, will be part of the public improvements and constructed by the developer.

H.1. Sidewalk Requirement Table

	Width	Sidewalk Placement	Material
Residential ROW	4 ft	5 ft behind back of curb	Concrete
Collector ROW	5 ft	5 ft behind back of curb	Concrete
Parks and Greenspace	See Park Exhibits	See Park Exhibits	See Park Exhibits
FM 973 ROW	5 ft	5 ft from property line	Crushed Granite

I. ALLEYS

Alleys are privately owned and maintained by the Property Owners' Association and shall have a minimum 20-foot right-of-way width. All alleys will be part of the public improvements and are to be constructed by the developer.

J. LANDSCAPE REQUIREMENTS

All landscaping selections shall be from the preferred plant list in Chapter 28 - Vegetation from the City of Taylor Code of Ordinances. All common area landscaping shall be maintained by the Property Owners' Association.

Street Trees:

- Street trees on all streets shall be installed between the back of the curb and the sidewalk with spacing per section J.1. Tree Requirement Table.
- The developer shall be required to install the street trees adjacent to all common areas and along FM 973. The homebuilder(s) shall be required to install the street tree(s) adjacent to each single-family lot.
- Street trees along FM 973 must be evergreen and may include Live Oak, Monterrey Oak, Arizona Cypress, or other native and adapted species per approved landscaping plan.

J.1. Tree Requirement Table

	Number of Trees	Minimum Size	Minimum Height at time of planting	Maximum Spacing	Tree Location
Single-Family Standard Lots	1 per dwelling unit ¹	2-inch caliper at 3-feet above grade	6-feet		Street tree
Single-Family Small Lots	1 per dwelling unit	2-inch caliper at 3-feet above grade	6-feet		Street tree
Single-Family Small Lots Alley-Loaded	1 per dwelling unit	2-inch caliper at 3-feet above grade	6-feet		Street tree or within 6-feet of the front property line if the lot does

					not have street frontage
Parks	Varies	2-inch caliper at 3-feet above grade	6-feet	50-feet	Street tree
Sign Location	2 per sign	2-inch caliper at 3-feet above grade	6-feet		Per landscape plan
Detention Ponds	Varies	2-inch caliper at 3-feet above grade	6-feet	50-feet	Around perimeter of pond and street tree if the pond has street frontage
FM 973	Varies	2-inch caliper at 3-feet above grade	6-feet	50-feet	Street tree

¹ Minimum number of trees is two (2) for corner lots 60-feet wide or greater.

K. PARKLAND AREAS

The park and playground requirements of Subdivision Ordinance Section 2.12 will be met by the provision of two parkland and four pocket park sites of approximately 2.25-acres, 1.96-acres, 0.08-acres, 0.08-acres, 0.46-acres, and 0.07-acres for a total of 4.9-acres, all of which is out of the floodplain and each is shown in **Exhibit 2**, see **Exhibits 4, 5, and 6** for general Park Layouts. All of the park sites shall be owned and maintained by the Property Owners' Association.

L. COMMON AMENITY AREAS

The Common Amenity Area requirements will be met by integrating the following amenities on-site:

- A playground suitable for ages 5-14 within the 2.25-acre Park
- A playground suitable for ages 2-5 within the 1.96-acre Park
- Park benches within each park (3 min. (per 2.25 and 1.96-acre park), 1 min. (per 0.46-Acre park), 6-ft min. length, ground anchored)

Pedestrian access:

- 1.96-Acre Park to include 6-ft wide concrete sidewalk around the perimeter of the site including along the front property line of alley-loaded small lots, with a 6-ft crushed granite path through the (2) 0.08 ac pedestrian connections between alley-loaded blocks and to the central playground.
- 2.25-Acre Park to include a 6-ft wide concrete sidewalk adjacent to the streets, along the front property line of alley-loaded small lots and a meandering 6-ft wide crushed granite path through the park connecting -to the playground.
- 0.46-Acre Park to include a 4-ft wide concrete sidewalk adjacent to the local streets and 5-ft wide concrete sidewalk adjacent to the collector street.

- Detention ponds shall include a 5-ft wide crushed granite path around the perimeter and connecting to adjacent paths and sidewalks. A crushed granite path shall be installed behind houses adjacent to FM 973 in lieu of concrete sidewalks and the crushed granite path shall be maintained by the property owners' association.
- P.O.A. lots 2, 5, and 6 (See Exhibit 2) shall have 5-ft wide crushed granite paths to connect pedestrian paths of detention ponds and FM 973 to sidewalks.

M. STREET DESIGN

Street design shall be the same as the street design approved in Castlewood Subdivision as shown in the attached Exhibit 7 – Street Design Section.

N. PROPERTY OWNERS' ASSOCIATION

A property owners' association shall be created to own and maintain the parks, drainage lots, detention ponds, and residential sign/monument easements and enforce the design guidelines, and other Covenants, Conditions and Restrictions to be enacted.

LIST OF EXHIBITS

Exhibit 1 – 69.97-Acre Legal Description of Site (metes-and-bounds)

Exhibit 2 - Site Layout Plan

Exhibit 3 - Examples Identifying General "Style" of Homes

Exhibit 4 – 1.96-Acre Park General Layout

Exhibit 5 – 2.25-Acre Park General Layout

Exhibit 6 – 0.46-Acre Park General Layout

Exhibit 7 – Street Design Section

EXHIBIT 1

LEGAL DESCRIPTION:

BEING 69.97 ACRES OF LAND OUT OF THE H. & T.B.R.R. SURVEY, ABSTRACT 315, M. DENTLER SURVEY, ABSTRACT 211, AND GEORGE M. REESE SURVEY, ABSTRACT 533, WILLIAMSON COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN 150 ACRE TRACT, CONVEYED TO JOHN FRED HAFFERIK ET. AL. RECORDED IN DOCUMENT 2011036448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 69.97 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET 973, BEING THE SOUTHEAST CORNER OF THE BILLIE G. MILLER, ET. AL. TRACT RECORDED IN DOCUMENT 2010074538, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 44°27'04" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF **2,760.45 FEET** TO AN IRON ROD FOUND IN THE SAID WESTERLY RIGHT-OF-WAY LINE, BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO EUGENE MUNDKOWSKY RECORDED IN VOLUME 837, PAGE 121, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (W.C.A.D. SHOWS CURRENT OWNER AS LINDA ROZNOVAK, DENNIS MUNDKOWSKY AND RONALD MUNDKOWSKY WITH NO DEED INFORMATION), ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82°26'22" WEST, ALONG THE NORTH LINE OF MUNDKOWSKY TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF **347.70 FEET** TO AN IRON ROD FOUND IN THE EAST LINE OF A TRACT CONVEYED TO ALAN C. TEICHELMAN AND SUSAN KAYE SCHAEFER RECORDED IN DOCUMENT 2016002249, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID MUNDKOWSKY TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01°52'07" EAST, ALONG THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF **2323.70 FEET** TO A CONCRETE MONUMENT FOUND IN THE EAST LINE OF SAID TEICHELMAN AND SCHAEFER TRACT, ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JULIUS CHARLES STELZER, III RECORDED IN DOCUMENT 2008077958, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINES OF SAID STELZER TRACT, A TRACT CONVEYED TO WILLIAM LYN DAVIS, III RECORDED IN DOCUMENT 1996038661, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAID BILLIE G. MILLER TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) **SOUTH 82°36'18" EAST**, FOR A DISTANCE OF **1916.08 FEET** TO A CONCRETE MONUMENT FOUND;
- 2) **SOUTH 21°47'09" EAST**, FOR A DISTANCE OF **126.85 FEET** TO A CONCRETE MONUMENT FOUND;
- 3) **SOUTH 82°33'45" EAST**, FOR A DISTANCE OF **256.99 FEET** TO THE POINT OF BEGINNING AND CONTAINING 69.97 ACRES, MORE OR LESS.

NOTES:

1.) BEARING BASIS OF THE CONTROL POINTS LISTED HEREON IS BASED ON THE NAD 83 CONTROL DATUM, GEOID MODEL 12B, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM, ALL COORDINATES AND DISTANCES SHOWN AND LISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF TEXAS DOES HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY ON THE GROUND, AND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

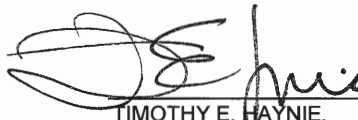

TIMOTHY E. HAYNIE,
TEXAS REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 2380



EXHIBIT "A"

FIELD NOTES TO ACCOMPANY SKETCH FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



**HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

JOB NUMBER: 783-17-02

JOB DATE: 2017-04-11

SCALE: 1"=50'

TECH: J. WARREN

CHECKED BY: B. JONES

SHEET:
1 OF 2

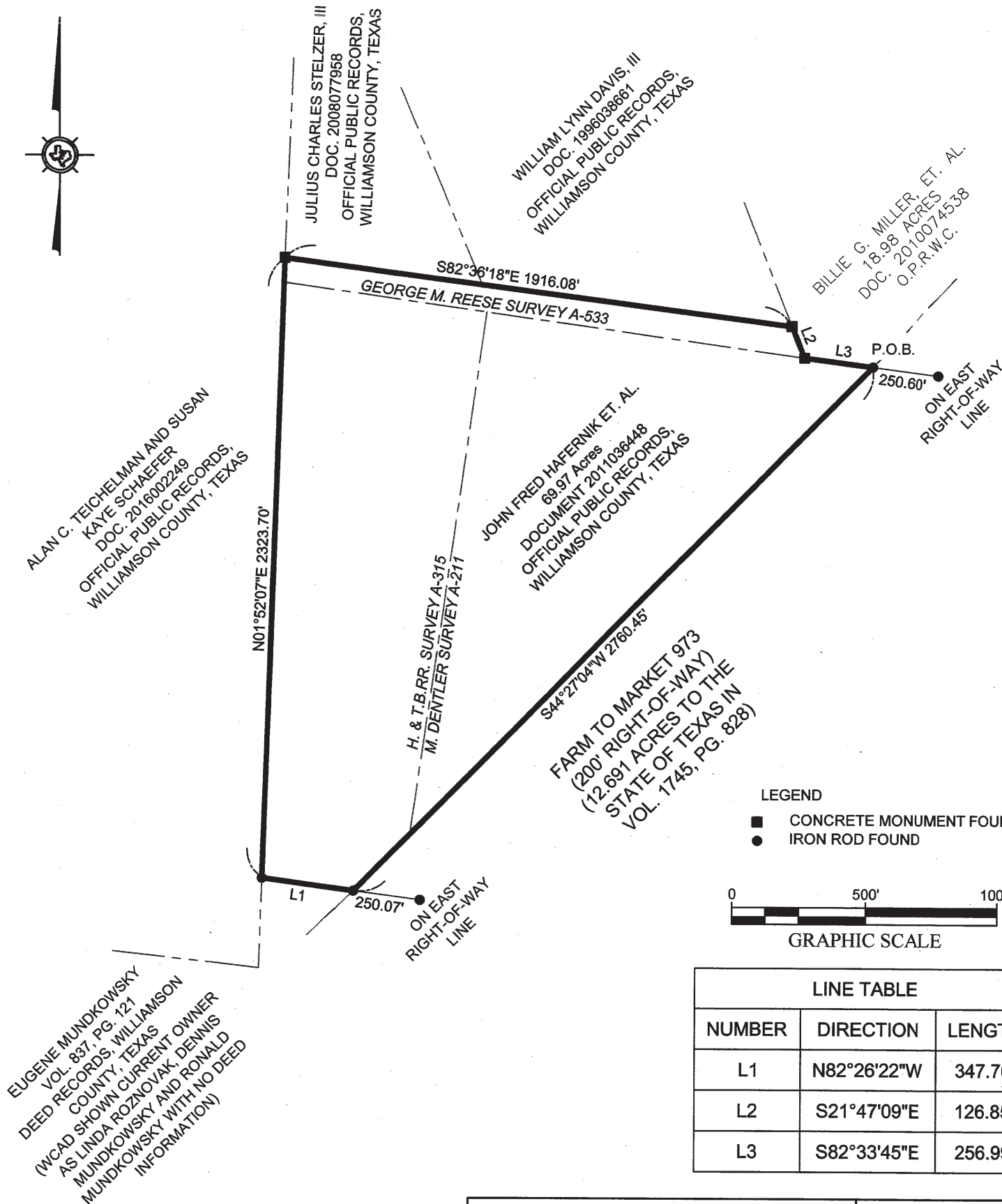


EXHIBIT "A"

SKETCH TO ACCOMPANY FIELD NOTES FOR
PROPOSED SUNDANCE OVERALL BOUNDARY
IN TAYLOR, WILLIAMSON COUNTY, TEXAS



HAYNIE CONSULTING, INC.
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

JOB NUMBER: 783-17-02

JOB DATE: 2017-04-11

SCALE: 1"=500'

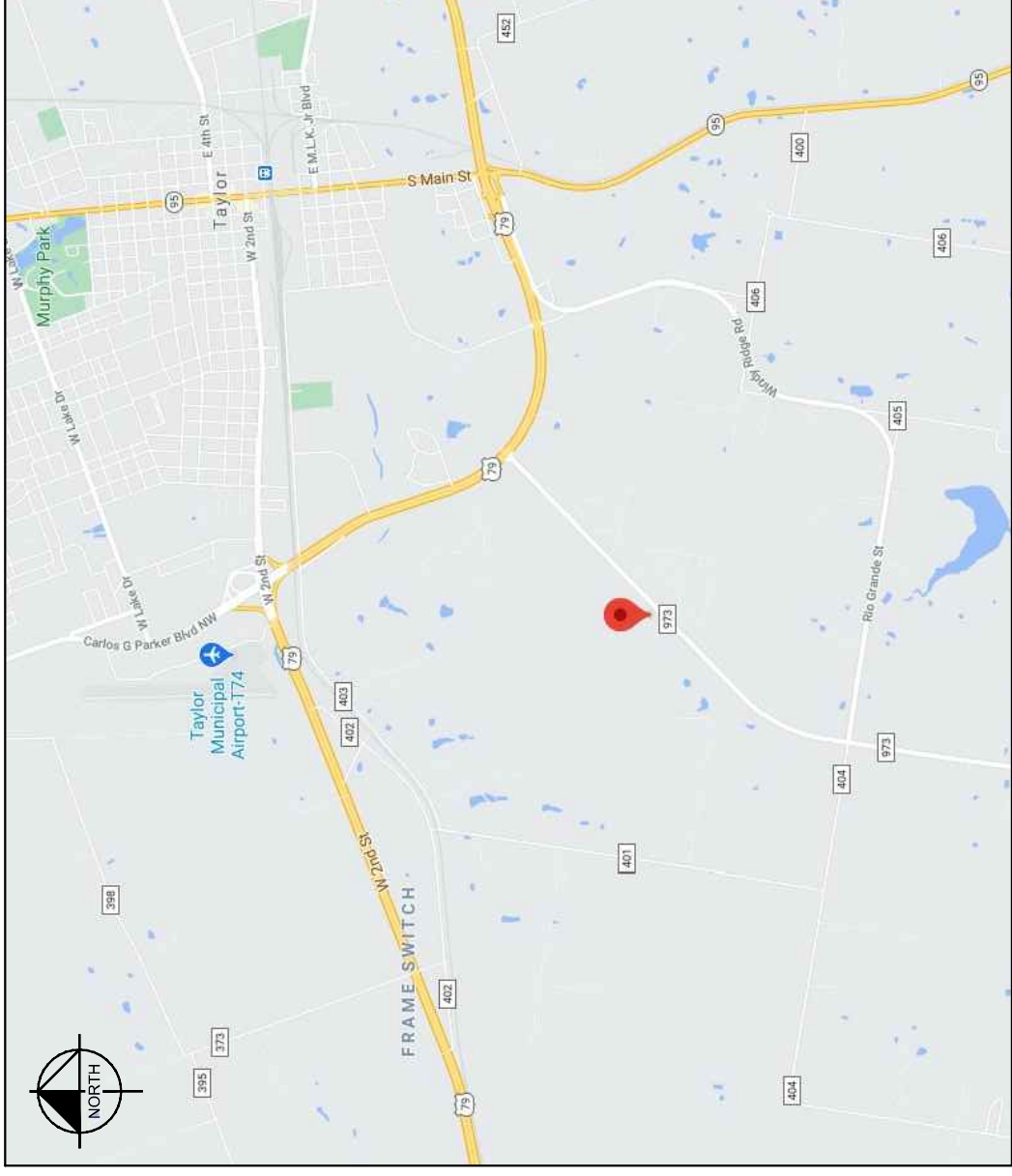
TECH: J. WARREN

CHECKED BY: B. JONES

SHEET:

2 OF 2

A PRELIMINARY CONCEPT SITE LAYOUT
CASTLEWOOD SOUTH
SUBDIVISION
A SINGLE-FAMILY RESIDENTIAL SUBDIVISION



LOCATION MAP
NOT TO SCALE

SITE SUMMARY:

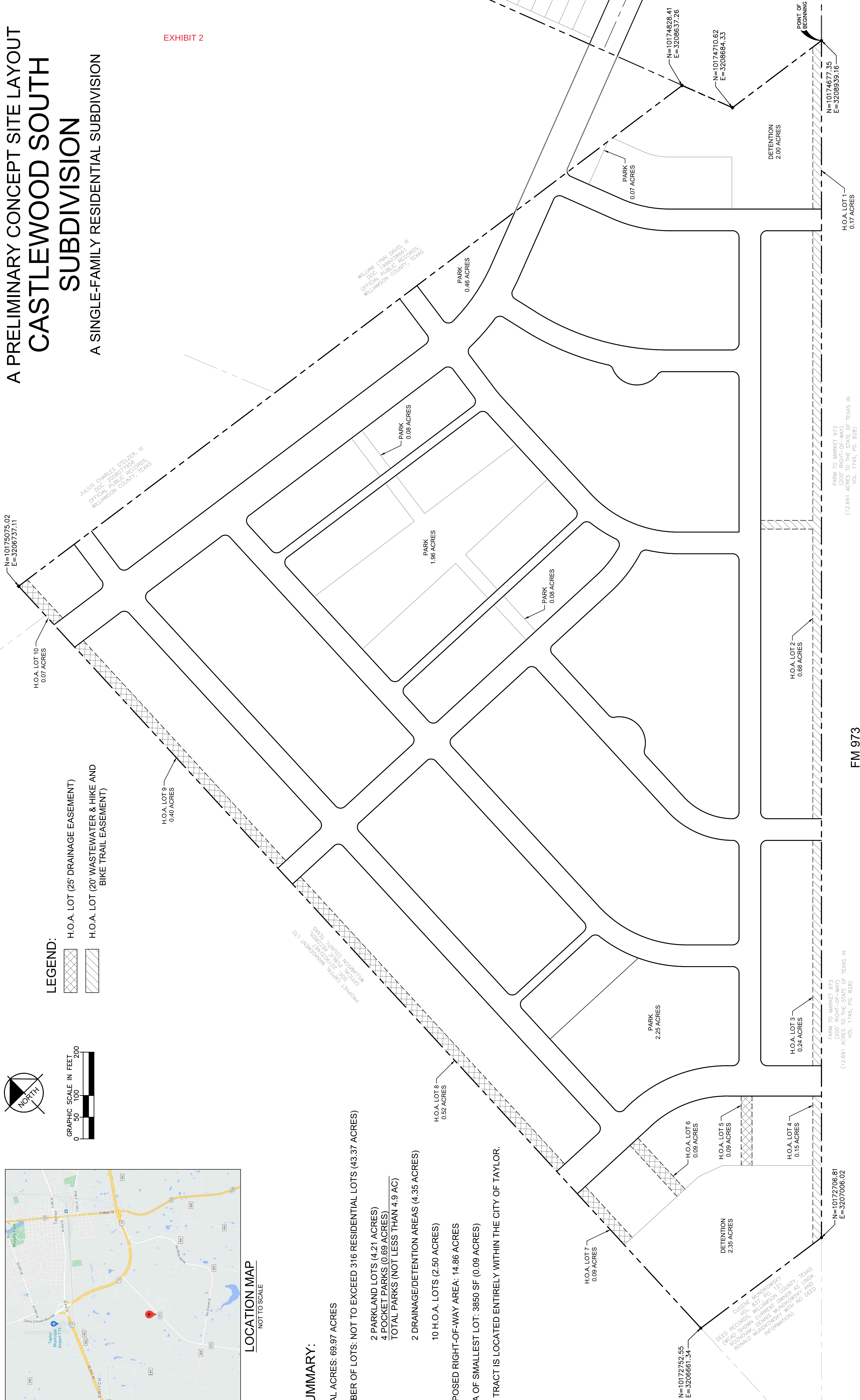
1. TOTAL ACRES: 69.97 ACRES
2. NUMBER OF LOTS: NOT TO EXCEED 316 RESIDENTIAL LOTS (43.37 ACRES)

2 PARKLAND LOTS (4.21 ACRES)

4 POCKET PARKS (0.69 ACRES)

TOTAL PARKS (NOT LESS THAN 4.9 AC)
- 2 DRAINAGE/DETENTION AREAS (4.35 ACRES)

10 H.O.A. LOTS (2.50 ACRES)
3. PROPOSED RIGHT-OF-WAY AREA: 14.86 ACRES
4. AREA OF SMALLEST LOT: 3850 SF (0.09 ACRES)
5. THIS TRACT IS LOCATED ENTIRELY WITHIN THE CITY OF TAYLOR.



FM 973

FARM TO MARKET 973
(200' RIGHT-OF-WAY)
(12.691 ACRES TO THE STATE OF TEXAS IN
VOL. 1745, PG. 828)

FARM TO MARKET 973
(200' RIGHT-OF-WAY)
(12.691 ACRES TO THE STATE OF TEXAS IN
VOL. 1745, PG. 828)

N=10172706.8
E=3207006.02

Kimley»»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
2600 VIA FORTUNA TERRACE I, SUITE 300 AUSTIN, TX 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

TBPE Firm No. 928

PERMITTING

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

Engineer WILLIAM J. BUZZELLI

P.E. No. 133535 Date 01/25/2021



PH:512.518.3434

P.O. BOX 90638, AUSTIN, TX 78709

P.O. BOX 90638, AUSTIN, TX 78709

P.O. BOX 90638, AUSTIN, TX 78709

EXHIBIT 'B'
CASTLEWOOD SOUTH SUBDIVISION
PRELIMINARY CONCEPT SITE LAYOUT
CITY OF HUTO, WILLIAMSON COUNTY, TEXAS

CITY OF HILTO WILLIAMSON COUNTY TEXAS

SHEET NUMBER

1 of 1

PP-2021-####

[illegible]

Plotted By: Lombeida, Anthony (Tony) Date: January 25, 2021 01:04:00pm File Path: K:\SAU_Civil\Marketing\Townbridge Sundance\Cod\Exhibits\Pocket Exhibit.dwg

EXHIBIT 3

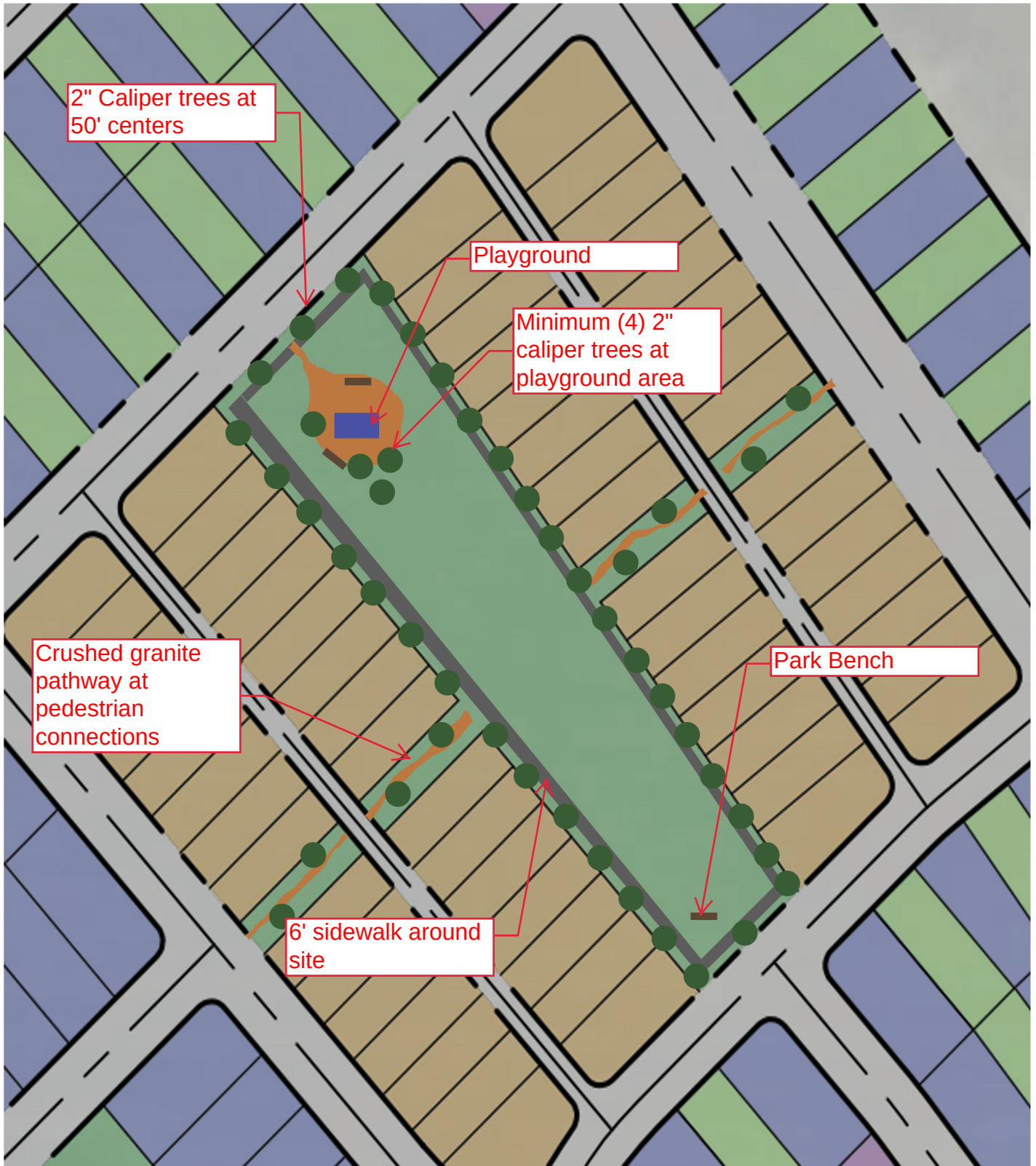




Alley-loaded elevations



EXHIBIT 4



ELE400050

Tower



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	1	1
Required	2	1	1

Up, around and under ? lots of spatial physical activity is what the Tower offers. A play switcher on the lower curved panel provides a point for experimentation, as do the rings on the stair handrails. Stairs, a sloping rock climb and a curly climber offer 3 levels of challenge to the top. Once up to the large lookout deck, children can zoom down the curved slide or twist down the curly climber. Underneath the deck there is a play counter for recreation or role-play.

Product line	Multi play structures
Product category	ELEMENTS™
Best user age	2 - 5
Max. fall height (Feet)	217
Total height (Feet)	300
Safety zone area	38 m2








ASTM

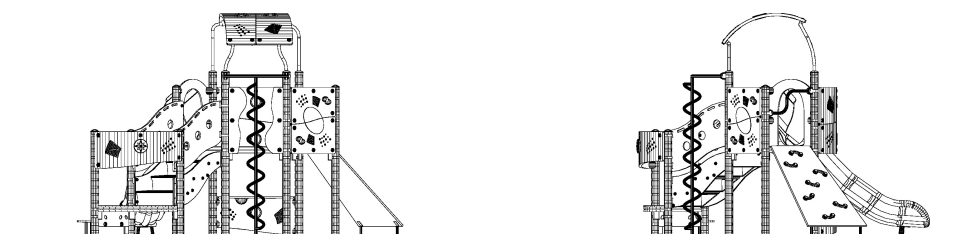
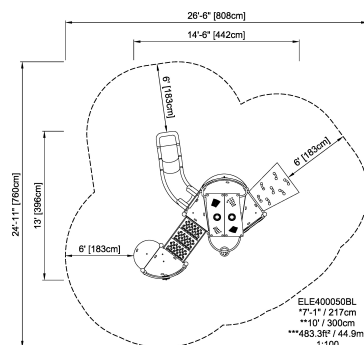
GATHERING

CLIMBING

SLIDING

PRETENDING

EXPERIMENTING



ELE400050BL
ELE400050GR
ELE400050RE
1:100

* = Highest designated play surface.
** = Total height of product.

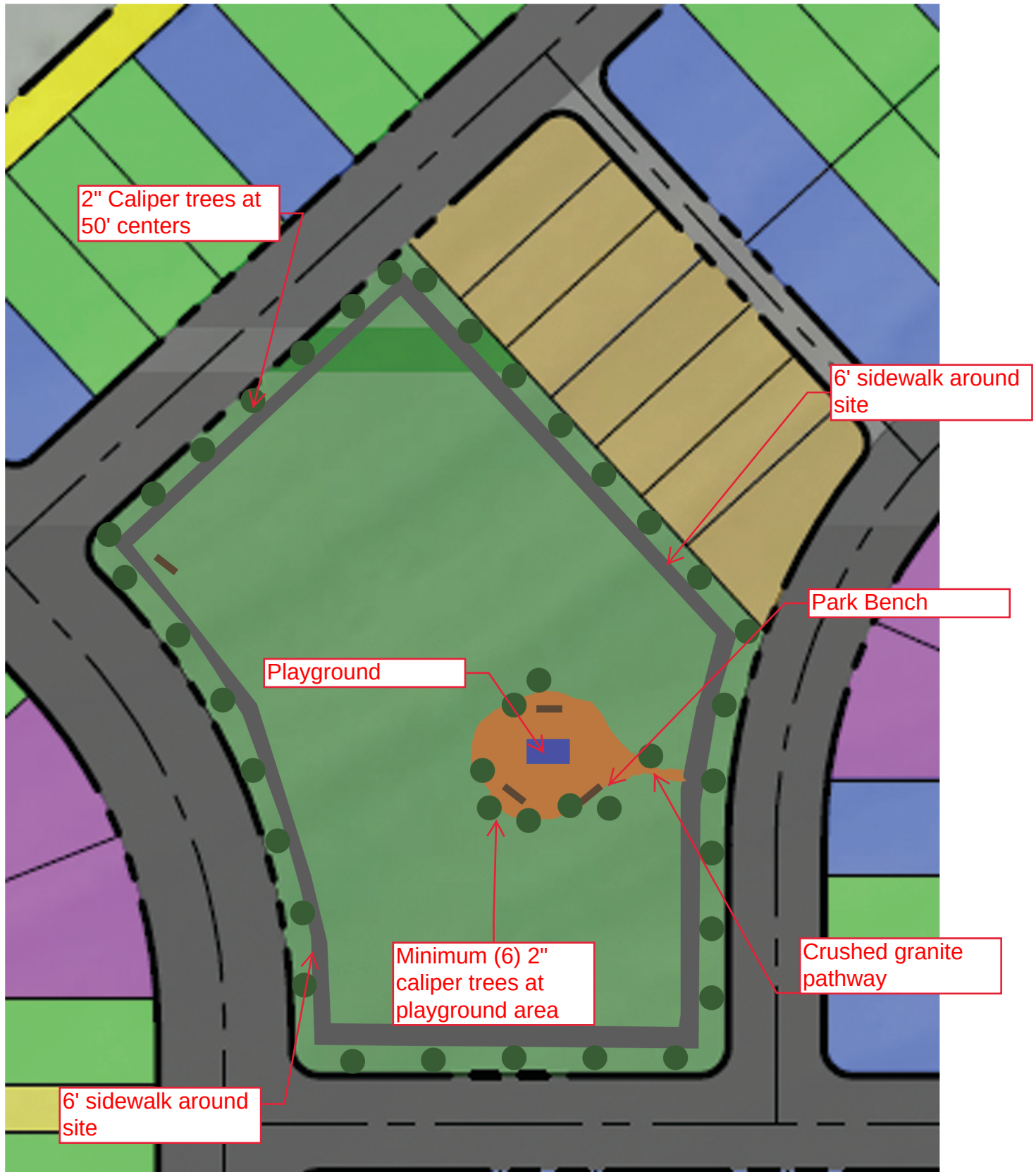
Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	20 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



To verify product certification,
visit www.ipema.org

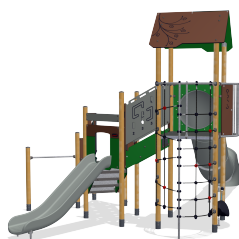
Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

EXHIBIT 5



PCM211804

Double Tower with Tower Net, Physical, Plastic Tube Slide ADA



Elevated Activities: 4	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	4	2	2
Required	2	1	1

Product line	Multi play structures
Product category	MOMENTS™ School age
Best user age	5 - 12



GATHERING



CLIMBING

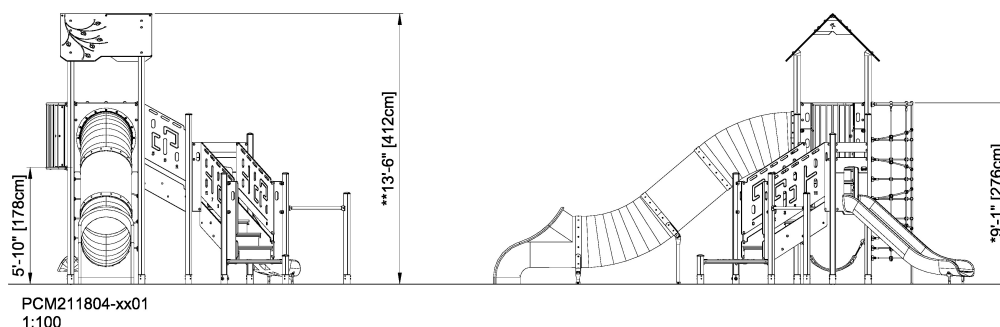
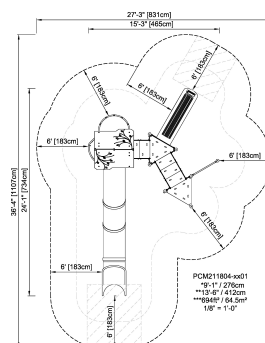


SLIDING



IN-
GROU.

ASTM



* = Highest designated play surface.
** = Total height of product.

Weight/heaviest parts	kg.	Installation (Manpower)	1 person(s)
Concrete required	NaN m3	Installation (Hours)	21 hour(s)
Foundation amount/footing	NaN	Excavation	NaN m3



Highest designated play surface and space required are according to ASTM F1487. Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area. Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

To verify product certification,
visit www.ipema.org

EXHIBIT 6

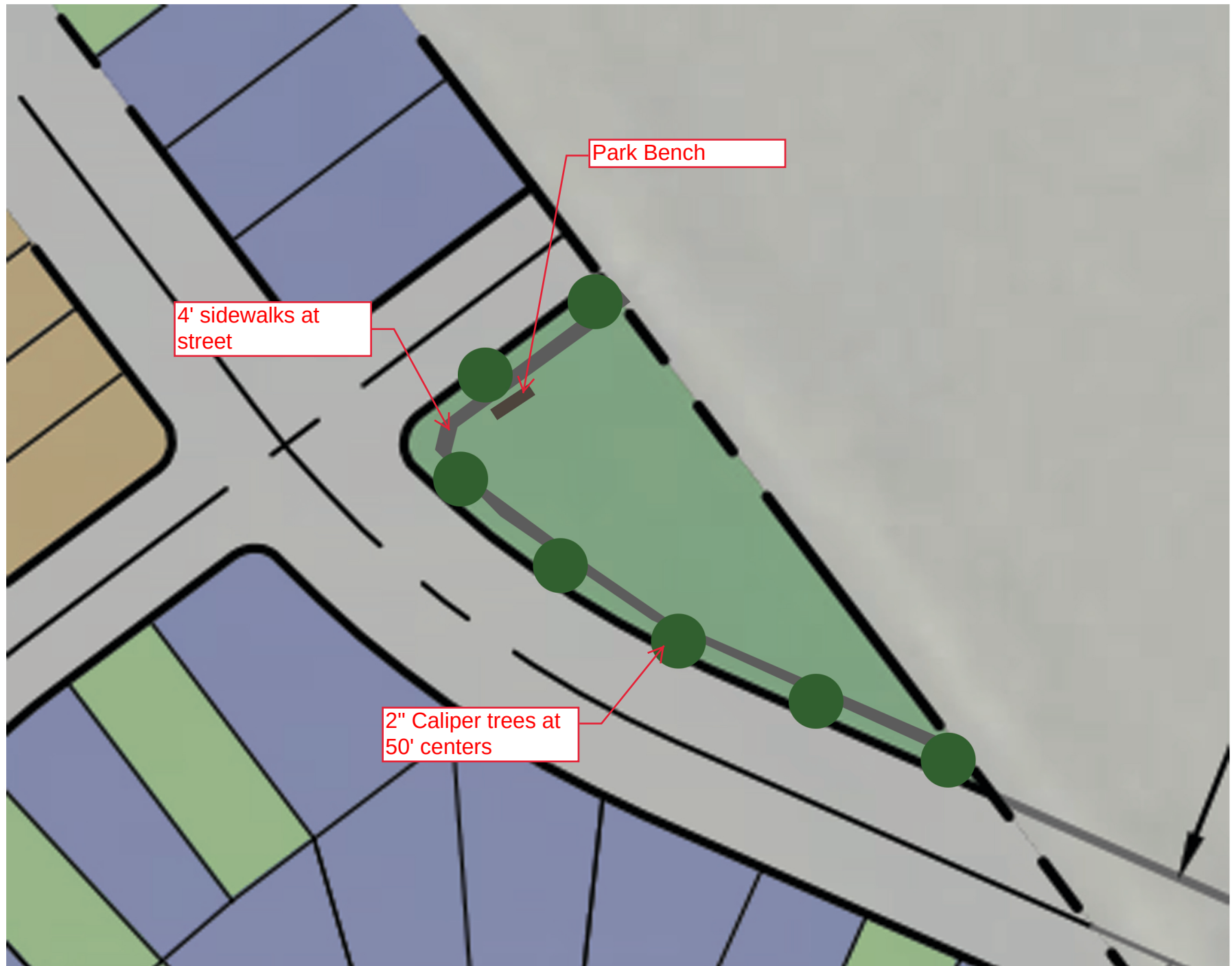
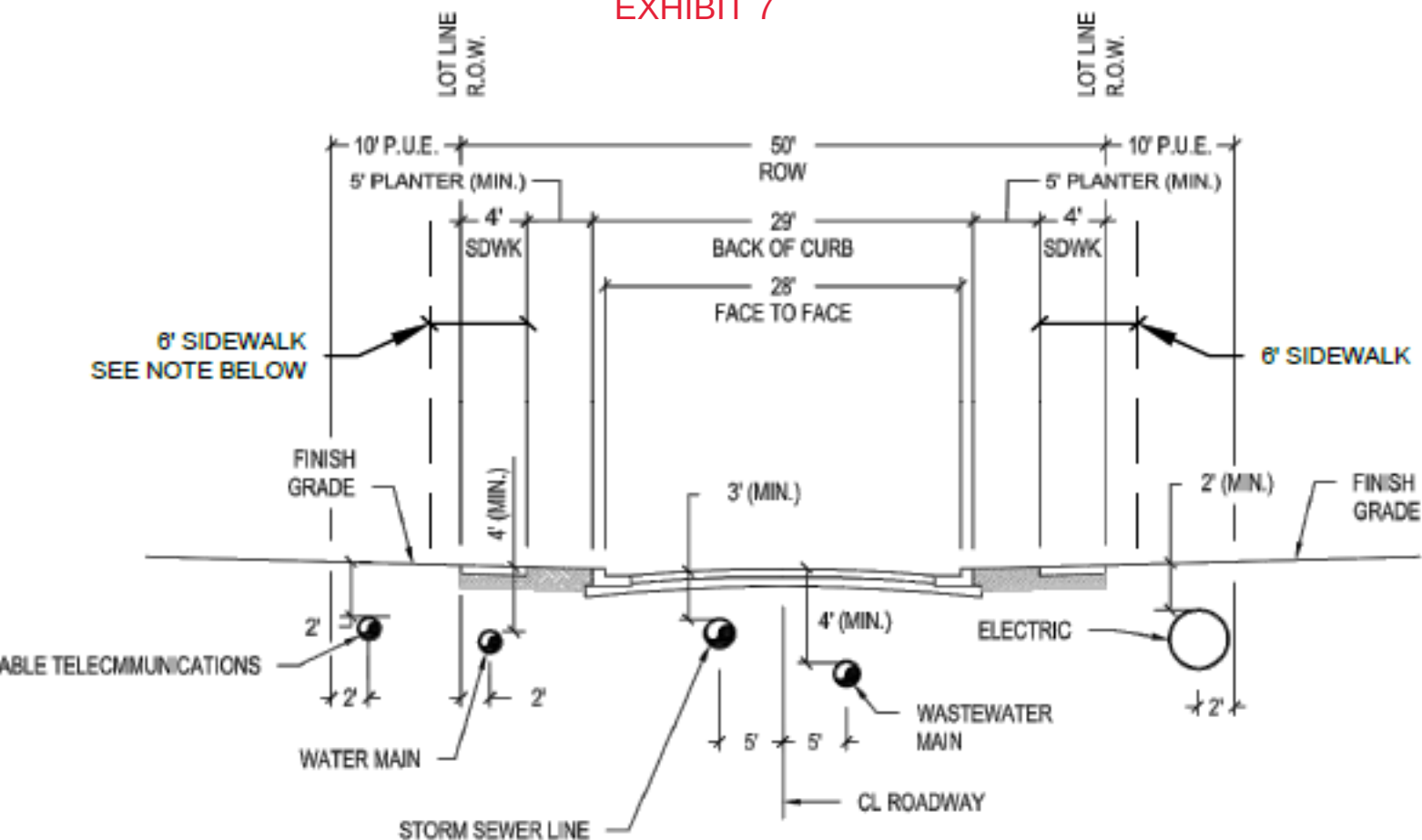
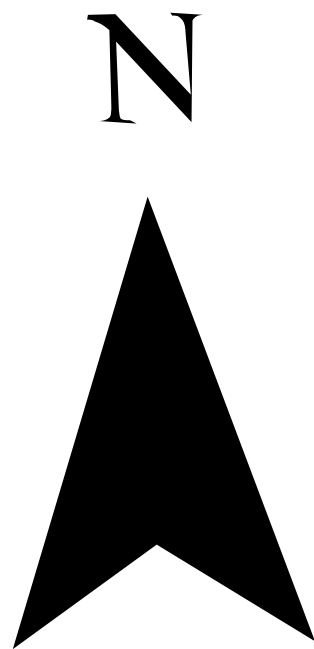


EXHIBIT 7





PZ-2021-1277

**Current Zoning Map
Approximately 69.97 Acres**

Legend

— Streets

▭ Subject Property

ZONING

■ B-1

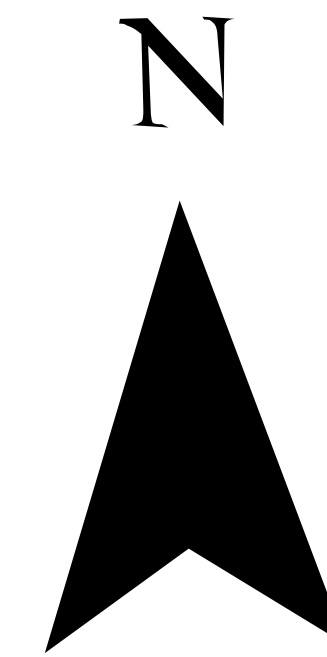
■ I Institutional

■ R-1/RPD: Residential Planned Development

■ R/A Rural Agriculture



0 265 530 1,060 US Feet



PZ-2021-1277

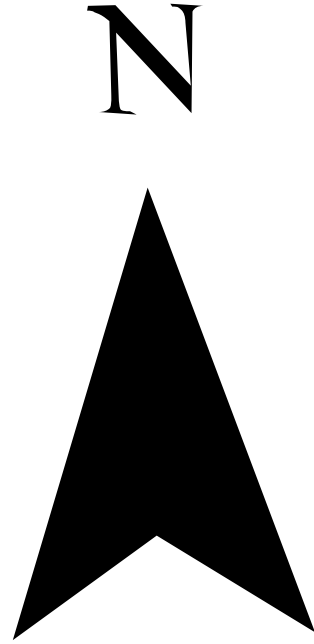
Future Land Use Map
Approximately 69.97 Acres

Legend

- Streets
- ▭ Subject Property
- 2013 Future Land Use
- GATEWAY COMMERCIAL
- SINGLE FAMILY
- MULTI FAMILY
- ▨ AGRICULTURE/OPEN SPACE

Subject Property





PZ-2021-1277

**Proposed Zoning Map
Approximately 69.97 Acres**

Legend

- Streets
- ▬ Proposed R-1/RPD Zoning
- ZONING
- B-1
- I Institutional
- ▨ R-1/RPD: Residential Planned Development
- ▨ R/A Rural Agriculture





City Council Meeting February 25, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 8

Agenda Title: **Hold a public hearing and introduce Ordinance 2021-08 amending the Subdivision Ordinance related to block dimensions, subdivision layout and related items.**

Council Action to be taken: Hold public hearing and introduce ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This agenda item provides for the public hearing and ordinance introduction for a set of amendments to the Subdivision Ordinance related to block dimensions, subdivision layout and related items.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

City staff have noticed a lack of understanding of the requirements related to the layout of new subdivisions on the part of property owners and their consultants. This issue is primarily related to the requirement of the subdivision ordinance to create complete city blocks surrounded on four sides by streets when laying out a new neighborhood.

Staff presented the proposed amendments to the Planning and Zoning Commission for discussion at their December 8, 2020 meeting and the Commission agreed that staff should proceed with preparing a draft of the revisions. Staff presented a draft red-line of the Subdivision Ordinance at the Commission's meeting on January 11, 2021 and the Commission directed staff to prepare the formal ordinance for consideration.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Provides clarification regarding the layout of new subdivisions. • Cleans up the Subdivision Ordinance to reduce redundancy	• Developers may complain about the reduction in the block length, because they have been used to building longer blocks

4. RECOMMENDATION

The Planning and Zoning Commission held a public hearing and unanimously recommended approval of the amendments to the Subdivision Ordinance at their February 9, 2021 meeting.

5. FUNDING SOURCE

N/A

6. TIMELINE

Public hearing and ordinance introduction – February 25, 2021
Ordinance adoption – March 11, 2021

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 8a. [P&Z Staff Report](#)
- 8b. [Ordinance 2021-08](#)
- 8c. [Ordinance Exhibits](#)

City of Taylor
Consider Amendments to the Subdivision Ordinance
Staff Report
February 9, 2021

Requested Action: Consider a recommendation to City Council regarding an amendment to the Subdivision Ordinance related to block dimensions, subdivision layout and related items.

Applicant: City of Taylor

Purpose:

City staff have noticed a lack of understanding of the requirements related to the layout of new subdivisions on the part of property owners and their consultants. This issue is primarily related to the requirement of the subdivision ordinance to create complete city blocks surrounded on four sides by streets when laying out a new neighborhood.

Background:

Over the past year or more, staff has processed several proposed preliminary plat applications that do not comply with the requirements of the subdivision ordinance as it relates to the layout of new neighborhoods. Many of these have come before the Planning and Zoning Commission with recommendations of denial due to their lack of compliance with the requirements of the ordinance. One case sought a variance to the requirements which the P&Z denied.

Because we continue to see a lack of understanding or compliance with the subdivision ordinance related to the layout of new neighborhoods, staff proposed a number of amendments to the Subdivision Ordinance to help alleviate these issues.

Staff presented the proposed amendments to the Commission for discussion at their December 8, 2020 meeting and the Commission agreed that staff should proceed with preparing a draft of the revisions. Staff presented a draft red-line of the Subdivision Ordinance at the Commission's meeting on January 11, 2021 and the Commission directed staff to prepare the formal ordinance for consideration.

Attached to this agenda item is the proposed ordinance amending the Subdivision Ordinance.

ORDINANCE NO. 2021-08

AN ORDINANCE AMENDING APPENDIX C - SUBDIVISION ORDINANCE OF THE CITY OF TAYLOR; PROVIDING AN EFFECTIVE DATE; PROVIDING A PENALTY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the City Council of the City of Taylor desires to amend the Subdivision Ordinance related to the design of new subdivisions and related items; and

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed amendments and recommended approval at a meeting on February 9, 2021;

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 City Council hereby modifies and amends the Chapter 2 and Chapter 5 of the Subdivision Ordinance as set forth in Exhibit "A" attached hereto and incorporated in this Ordinance as though fully transcribed herein for all purposes.

SECTION 3. Prior ordinances of the City or the Taylor City Code dealing with or applicable to the Subdivision Ordinance are hereby amended to the extent of any conflict herewith, and all ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any code or ordinance of the City, the terms and provisions of this Ordinance shall govern.

SECTION 4. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be subjected to a fine not to exceed the sum of Five Hundred and No/100 Dollars

(\$500.00) for each offense, except where a different penalty has been established by State law for such offense in which event the penalty shall be fixed by state law and if deemed a violation of any provision which governs fire safety, zoning or public health or sanitation shall be punished by a penalty of fine not to exceed the sum of Two Thousand and No/100 Dollars (\$2,000.00) for each offense; and each and every day such violation is continued shall be deemed to constitute a separate offense.

SECTION 6. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases , clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

In accordance with Article VIII, Section 1 of the City Charter, Ordinance No. 2021-08 was introduced before the Taylor City Council on the _____ day of _____, 2021.

PASSED, APPROVED, and ADOPTED on this _____ day of _____, 2021.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Mark Schroeder, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, 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. 2021-08, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2021, 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 on this ____ day of _____, 2021.

Dianna Barker
City Clerk

Exhibit "A"

Chapter 2. - Subdivision Improvements

ARTICLE II: - ~~RESIDENTIAL-SUBDIVISION~~ DESIGN AND IMPROVEMENT STANDARDS

2.6 - Lots

The lot design of a neighborhood should provide for lots of adequate width and depth to provide open area and to eliminate overcrowding. Lots should be rectangular so far as practicable and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines.

1. All lots must front on a public street right-of-way.
2. ~~All lots shown on the plat shall be for residential purposes unless otherwise noted.~~
3. Double frontage lots are prohibited, ~~except when backing on an arterial street.~~
4. Unless approved by the Planning and Zoning Commission, no residential lots shall ~~face on~~ antake vehicular access from an arterial street.
5. All lots shown must conform to the minimum requirements of the zoning district in which it is located.
6. An individual sewer tap and water tap shall be installed for each lot.

2.7 - Blocks

A block is an arrangement of lots, and in some cases alleys, bounded on all sides by streets (see Figure 2.7.1). A new subdivision consists of lots within blocks that are surrounded by streets. Exceptions to the requirement for a block to be bounded on all sides by streets may be approved by the Planning and Zoning Commission at the Preliminary Plat stage and may be considered when the provision of a street is not feasible due to natural or man-made features.

A subdivider may propose to create a portion of a block along the boundary of the property being subdivided if the subdivider can demonstrate that the remainder of the block can feasibly be completed on the adjacent property and, that upon completion, the block will comply with the maximum dimensions of this ordinance (see figure 2.7.2).

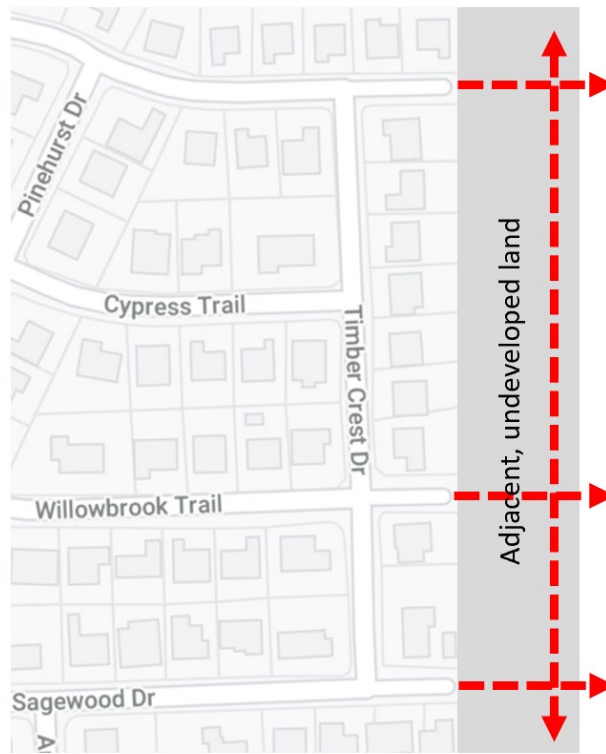
An exception to the requirement for new subdivisions to create complete blocks may be approved for minor plats of four or fewer lots if the exception will not adversely impact the existing or future street network or the development of adjacent properties.

Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

Maximum block length ~~for residential:~~ One thousand two~~Six~~ hundred (~~1,200~~600) feet and the minimum block length ~~for residential~~ is three hundred (300) feet, except upon approval by the City Planning and Zoning Commission.

Maximum block length along an arterial street: ~~One thousand s~~Six hundred (~~1,600~~) feet and the minimum block length along an arterial street is four hundred (400) feet, except upon approval by the Planning and Zoning Commission.

Block length is measured along the front of lots within a block face between intersecting streets (see Figure 2.7.3). A cul-de-sac does not create a break in the block for the purposes of measuring block length (see Figure 2.7.4).



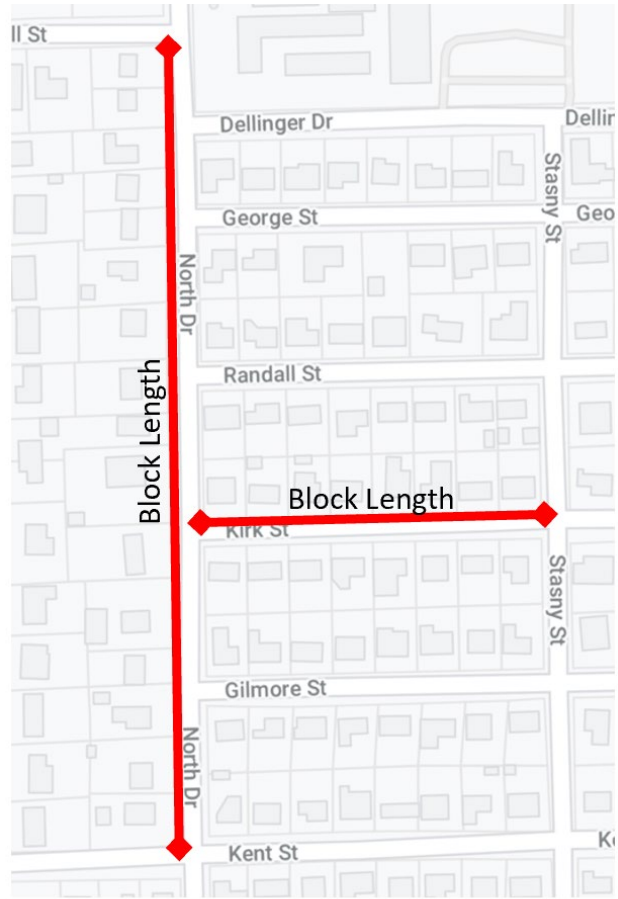


Figure 2.7.3

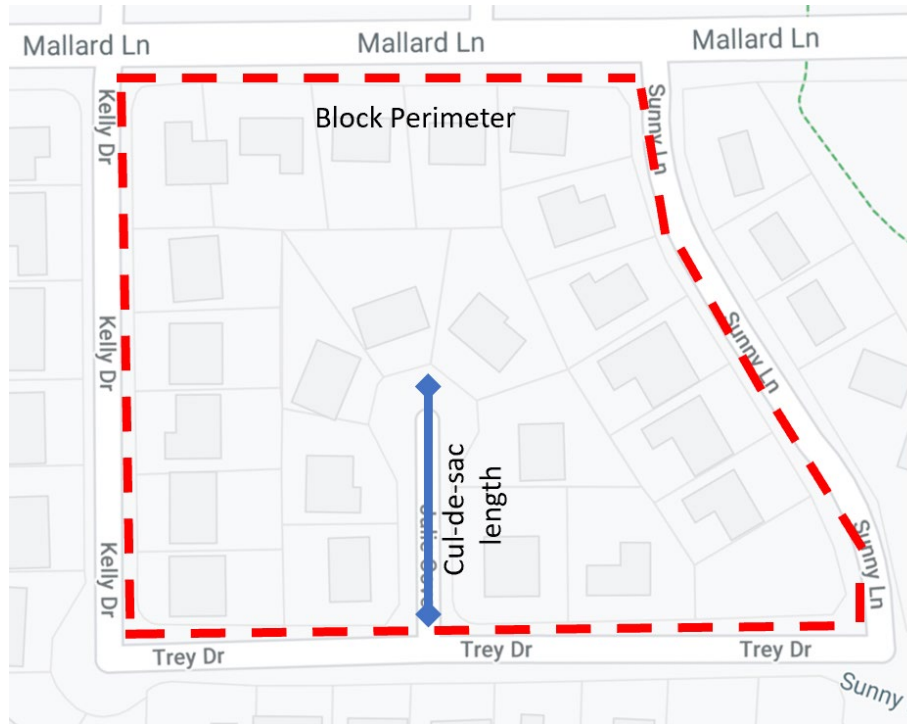


Figure 2.7.4

2.8 - Streets

The street pattern of a neighborhood ~~should provide adequate circulation within the subdivision and yet discourage excessive through traffic on local streets~~ shall follow the traditional grid pattern of Taylor, providing walkable blocks and an interconnected network of streets that extend to and from adjacent neighborhoods and undeveloped properties. The subdivider shall be responsible for the construction of all interior street improvements.

The subdivider shall be responsible for the construction of the adjacent half of all perimeter streets surrounding the subdivision that are not improved to city standards. Perimeter street subdivision requirements include any residential subdivision with greater than four (4) lots. In lieu of constructing perimeter streets, the City Manager may approve an escrow of one-half ($\frac{1}{2}$) of the cost. The cost must be approved by the City Engineer.

2.8.1 Street Arrangements

Unless otherwise approved by the Planning and Zoning Commission, provision shall be made for the extension of ~~arterial streets~~ all streets that have been built to the boundary of a property being subdivided or project to the property from across an existing right-of-way (see Figure 2.8.1.1). Collector streets shall be provided for the circulation of traffic through the subdivision and the connection thereof to the arterial streets. Adequate minor streets shall be provided to accommodate the subdivision. Off-center divisions should be avoided. All ~~arterial and collector~~ streets shall be continuous or in alignment with existing streets unless variations are deemed advisable by the City Engineer due to topography and requirements of traffic circulation.

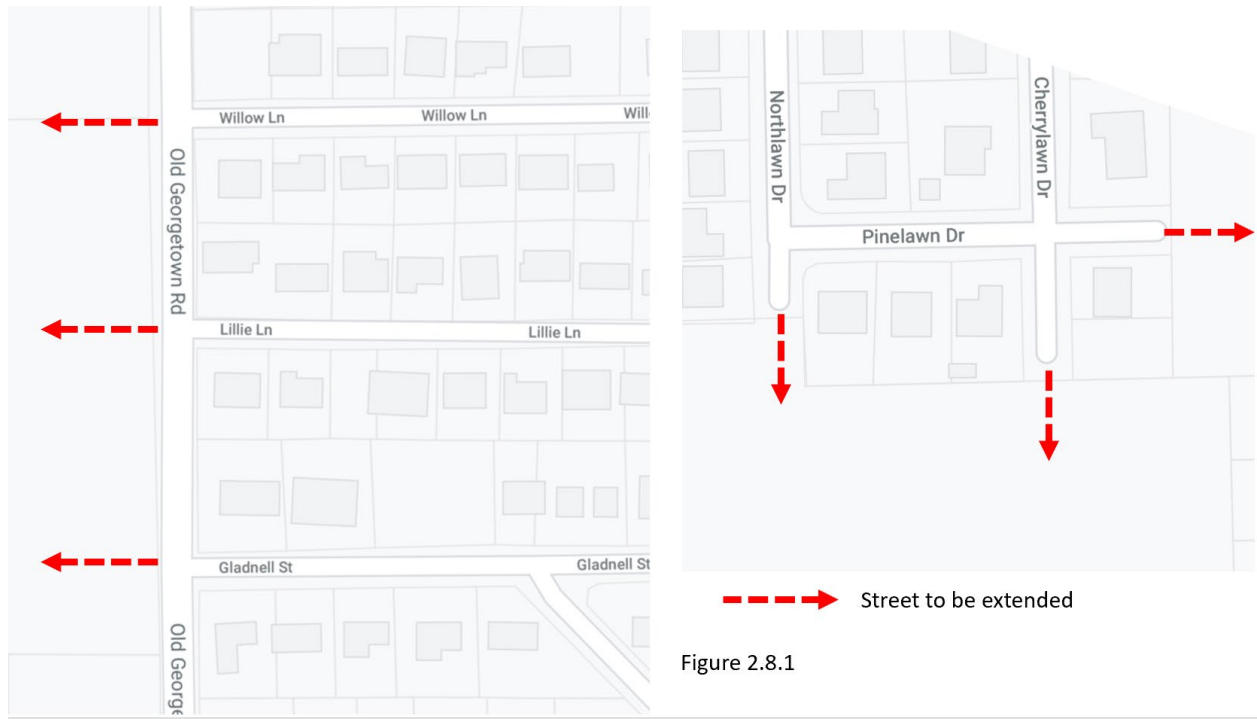


Figure 2.8.1

2.8.4 Intersection Angles

1. All streets are to intersect at a ninety (90) degree angle. Variations must be approved by the City Engineer.
2. Acute angle intersections approved by the City Engineer are to have twenty-five (25) foot radius at acute corners.
3. Street intersections with or extending to meet an existing street will be tied to the existing street on centerline with dimensions and bearings to show relationship.

2.8.8 Cul-de-sacs

Cul-de-sacs may be approved when a street cannot be extended due to unique circumstances such as topography, other natural features or existing development. Cul-de-sacs shall not be longer than six hundred (600) feet and shall have a turnaround roadway (cul-de-sac) of eighty (80) feet and a street right-of-way of at least one hundred (100) feet at the closed end. Where a cul-de-sac dead ends to parkland, open space, trails, school sites or other similar features, a dedicated, public pedestrian access way of no less than twenty (20) feet wide shall connect the end of the cul-de-sac to the adjacent feature.

Temporary turnarounds shall be used at the end of a street that is more than four hundred (400) feet in length and will be extended in the future. Note for temporary turnaround: "Cross-hatched area is temporary easement for turnaround until street is extended (direction) in a recorded plat."

2.8.10 Alleys

When alleys are provided, they shall have a minimum right-of-way width of twenty (20) feet.

2.14 - Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the subdivider shall be responsible for the construction of all other sidewalks including all required ADA

ramps. Sidewalks shall be installed on at least one (1) side of the street, be a minimum of four (4) feet in width and be in compliance with the Americans with Disabilities Act (ADA). All sidewalks must be in compliance with specifications provided by the City Engineer.

2.15 - Acceptance of public improvements

Prior to final acceptance for maintenance of the completed improvements by the City Council, the subdivider shall file with the City Engineer or City Manager the following:

1. A two-year, ~~one hundred ten~~ per cent (100%) maintenance bond of the contract price of the public improvements executed by a corporate surety licensed to do business in the State of Texas, conditioned that the improvements are free from defects in materials and workmanship.
2. ~~Three (3) sets of reproducible~~ One electronic copy of "record drawings" for each project, which further contain or have attached certification from a professional engineer that all improvements comply with this Ordinance.
3. An affidavit from the subdivider stating that to the best of his information and belief, the contractor has complied with the regulations contained in this Ordinance.
4. A waiver of liens from all contractors and subcontractors for the subdivision infrastructure.
5. A sealed letter of concurrence from the design engineer stating that all subdivision improvements were constructed in accordance with the approved engineered plans.
6. Exemption: No maintenance or performance bond is required when the cost of the public improvements are expected to be less than five thousand (\$5,000.00) dollars.

~~ARTICLE III: COMMERCIAL DESIGN AND IMPROVEMENT STANDARDS~~

~~2.18 - Lots~~

~~The lot design should provide for adequate width and depth to provide sufficient area for design components including but not limited to landscaping, parking and open area and to eliminate overcrowding, if applicable. Lots should be rectangular so far as practical and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines.~~

- ~~1. All lots must front on a public street right-of-way.~~
- ~~2. All lots shown must conform to the minimum requirements of the zoning district in which it is located.~~
- ~~3. An individual sewer tap and water tap shall be installed for each lot.~~

~~2.19 - Blocks~~

~~Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.~~

~~2.20 - Streets~~

~~The subdivider shall be responsible for the construction of the adjacent half of all perimeter streets surrounding the subdivision that are not improved to city standards. Perimeter street subdivision requirements include all commercial subdivisions. In lieu of constructing perimeter streets, the City Manager may approve an escrow of one-half (1/2) of the cost. The cost must be approved by the City Engineer.~~

~~2.20.1 - Street Arrangements~~

~~Unless otherwise approved by the Planning and Zoning Commission, provision shall be made for the extension of arterial streets. Collector streets shall be provided for the circulation of traffic through the subdivision and the connection thereof to the arterial streets. All arterial and collector streets shall be continuous or in alignment with existing streets unless variations are deemed advisable by the City Engineer due to topography and requirements of traffic circulation.~~

~~2.20.2 Arterial Street Requirements~~

~~Arterial Street Curves. Curves in arterial streets are to have a centerline radius of two thousand (2,000) feet or more with exceptions to this standard granted only by the City Engineer. Reverse curves are to be separated by a minimum tangent of one hundred (100) feet.~~

~~Arterial street locations, alignments, widths, and cross sections are designated on the Thoroughfare Plan.~~

~~2.20.3 Collector Street Curves~~

~~Secondary or collector streets are to have a centerline radius of eight hundred (800) feet or more with exceptions to this standard granted only by the City Engineer.~~

~~2.21 Utility Easements~~

~~The subdivider may be responsible for dedicating utility easements to the City. Easements shall be worked out with private utility companies prior to plat submittal to the City.~~

~~2.22 Drainage~~

~~Adequate drainage shall be provided within the limits of the subdivision. The protection of adjoining property will be considered in the review of plans submitted. The subdivider shall be responsible for constructing all drainage improvements.~~

~~2.22.1 Design~~

~~Design of all drainage facilities, including but not limited to streets, inlets, storm sewers, outfalls, culverts, ditches and channels shall conform to normally accepted engineering standards as determined by the City Engineer. Under no circumstances will drainage be allowed to result in a negative effect upstream or downstream.~~

~~2.23 Water and Sewer~~

~~The subdivider is responsible for extending utilities to the development site and shall make the necessary arrangements therefore with the applicable private utility companies and the City. The City may participate in the oversizing of utilities if desired to serve further development.~~

~~2.23.1 Utilities Furnished or Supplied by City~~

~~Sewer. Sanitary sewers shall be installed to serve each subdivided or platted lots within the corporate limits of the City and within the extraterritorial jurisdiction. All sewer systems shall be extended across lots to the adjacent property lines.~~

~~Water. Water lines shall be installed to serve each subdivided or platted lots within the corporate limits of the City and within the extraterritorial jurisdiction. All water systems shall be extended across lots to the adjacent property lines.~~

~~All public improvements shall be the responsibility of the developer. Upon approval and acceptance of the water and sewer utilities by the City, the systems become the property of the City.~~

~~2.23.1.1 Private Utilities~~

~~Within new subdivisions, all private utilities, except for distribution mains, shall be placed underground by the developer. There shall be no overhead power lines for street lights. Gas meters shall be placed underground in an appropriate box located in the parkway as approved by the City, or placed adjacent to the residential structure. If adjacent to the residential structure, the backside of the meter and pressure reducing valve shall be at least one (1) foot from the finished edge of the residence, but not more than two (2) feet.~~

~~2.23.2 Fire Flow Requirement~~

~~No building permit shall be issued by the City for construction, if that proposed construction does not meet the fire flow requirements. Minimum acceptable flow for fire protection is five hundred (500) gallons per minute (gpm) for a duration of not less than two (2) hours. This flow must be met with the water supply system remaining at or above a pressure of twenty (20) pounds per square inch (psi). All water mains must be a minimum of eight inches (8") diameter. Water mains shall be Polyvinyl Chloride Pipe (PVC) and shall be designed, manufactured, and tested in accordance with the applicable requirements of AWWA C-900 and AWWA M-23. Eight inch (8") through twelve inch (12") pipe shall be pressure class 150, DR18. Pressure class requirements for larger diameter pipes shall be subject to the approval of the City Engineer. These requirements apply to all new development. Any variation in these requirements is subject to the approval of the City Engineer.~~

~~2.24 Sidewalks~~

~~The subdivider is responsible to note the location of sidewalks on the plat. Sidewalks shall be constructed and extended across their property along the perimeter of all property boundaries adjacent to public right-of-ways. Sidewalks shall be a minimum of four (4) feet in width and be in compliance with the Americans with Disabilities Act (ADA). All sidewalks must be in compliance with specifications provided by the City Engineer.~~

~~2.25 Acceptance of Public Improvements~~

~~Prior to final acceptance for maintenance of the completed improvements by the City Council, the subdivider shall file with the City Engineer or City Manager the following:~~

- ~~1. A two (2) year, ten per cent (10%) maintenance bond of the contract price executed by a corporate surety licensed to do business in the State of Texas, conditioned that the improvements are free from defects in materials and workmanship.~~
- ~~2. Three (3) sets of reproducible "record drawings" for each project, which further contains or has attached certification from a professional engineer that all improvements comply with this Ordinance.~~
- ~~3. An affidavit from the subdivider stating that to the best of his information and belief, the contractor has complied with the regulations contained in this Ordinance.~~

~~2.26 Final Plat Acceptance, Filing, and Issuance of Building Permit~~

~~The acceptance of a final plat by the City does not in any manner obligate the City to finance or furnish any improvements of any kind within the approved subdivision.~~

~~The duly approved plat shall be recorded for record with the Williamson County Clerk's Office following the acceptance of the public improvements by the City, if applicable; and in the event there are no public improvements, prior to the issuance of the building permit.~~

~~2.27 Building Permits and Fees~~

~~Plans submitted for building permits shall include the necessary drainage related facilities.~~

~~Permits for the construction of new, renovated, expanded or reconstructed facilities that include public improvements, shall not be issued until the City has approved the construction plans and all of the applicable fees are paid.~~

~~Permits for the construction of new, renovated, expanded or reconstructed facilities that do not include public improvements, shall not be issued until the City has approved the construction plans, the payment of all applicable fees, and the duly approved plat is filed for record with the Williamson County Clerk's office except as otherwise provided below:~~

- ~~(1) A plat is not required for any modification to an existing structure if said modification is within the existing footprint of said structure.~~
- ~~(2) A plat is not required for expansion to existing structures or site modifications, unless said expansion or site modification triggers a traffic impact analysis, requires the extension of public utilities or roadways, or encroaches upon the 100 year floodplain as set forth by this Code.~~
- ~~(3) A plat is not required for approval of a sign permit.~~

2.128 - Work in right-of-way

Any work occurring within the City's Right-of-Way including, without limitation, installation or relocation of utilities such as electric, gas, cable, landscaping, or drainage shall require a permit prior to any work.

Chapter 5. - Definitions

5.1 - Terms Defined

Block - A tract of land bounded by streets, or by a combination of streets and ~~public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines~~other natural or man-made features, as approved by the Planning and Zoning Commission, that prevent the extension of the street network.



City Council Meeting February 25, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 9
Agenda Title: Receive and Accept Annual Racial Profiling Report

Council Action to be taken: Accept Report

Department Submitted: Police

Staff Contact: Henry Fluck, Chief of Police

1. PURPOSE/DESCRIPTION

The Texas Code of Criminal Procedure, Article 2.133 requires specific information established by this chapter be collected, analyzed, and reported annually to the Texas Commission on Law Enforcement and the local governmental body.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Racial profiling is defined as a law-enforcement initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

The objective is to ensure that racial profiling is not occurring by reviewing stops conducted by our officers, review of arrests and review of searches. Recordings of police interaction are retained by our agency. Complaints regarding police conduct are investigated.

In 2020, the Taylor Police Department did receive one complaint of racial profiling. This complaint was taken serious and fully investigated. The investigation revealed that racial profiling did not occur. However, there was found to be unprofessional conduct that occurred resulting in taking the appropriate corrective measures.

After conducting a review and analysis of these traffic stops, cases and searches in 2020 there is no indication that racial profiling has occurred within the Taylor Police Department. In addition, the number and percentage of traffic stops are consistent with the racial and ethnic demographics of the City of Taylor as measured by the 2010 U.S. Census.

The City Council has annually received and accepted the report.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Required by legal statute. • Transparency of traffic stop contacts.	• Failure to submit report would result in sanctions to the City of Taylor and the Police Department.

4. RECOMMENDATION

Receive and accept the report.

5. FUNDING SOURCE

N/A

6. TIMELINE

The report is due on March 1, 2021.

7. OTHER OPTIONS (In order of preference)

N/A- The report is required by law.

8. ATTACHMENTS

- 9a. [Texas Commission on Law Enforcement \(TCOLE\) Racial Profiling Report for 2020](#)
9b. [Analysis of Total Traffic Stops for 2020 and Comparison Demographics](#)
9c. [PowerPoint- Racial Profiling Report 2020](#)

Racial Profiling Report | Full

Agency Name: TAYLOR POLICE DEPT.
Reporting Date: 02/08/2021
TCOLE Agency Number: 491208

Chief Administrator: HENRY K. FLUCK

Agency Contact Information:
Phone: (512) 352-5552
Email: henry.fluck@taylor.tx.gov

Mailing Address:
500 S. MAIN ST.
TAYLOR, TX 76574-4330

This Agency filed a full report

TAYLOR POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the TAYLOR POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the TAYLOR POLICE DEPT. if the individual believes that a peace officer employed by the TAYLOR POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the TAYLOR POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the TAYLOR POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The TAYLOR POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Total stops: 3438

Street address or approximate location of the stop

City street	3208
US highway	92
County road	21
State highway	114
Private property or other	3

Was race or ethnicity known prior to stop?

Yes	11
No	3427

Race / Ethnicity

Alaska Native / American Indian	28
Asian / Pacific Islander	33
Black	440
White	2058
Hispanic / Latino	879

Gender

Female	1246
Alaska Native / American Indian	6
Asian / Pacific Islander	11
Black	131
White	804
Hispanic / Latino	294
Male	2192
Alaska Native / American Indian	22
Asian / Pacific Islander	22
Black	309
White	1254
Hispanic / Latino	585

Reason for stop?

Violation of law	114
Alaska Native / American Indian	2
Asian / Pacific Islander	1
Black	30
White	55

Hispanic / Latino	26
Preexisting knowledge	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	0
Moving traffic violation	3058
Alaska Native / American Indian	24
Asian / Pacific Islander	31
Black	367
White	1857
Hispanic / Latino	779
Vehicle traffic violation	264
Alaska Native / American Indian	2
Asian / Pacific Islander	1
Black	42
White	145
Hispanic / Latino	74
Was a search conducted?	
Yes	64
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	13
White	29
Hispanic / Latino	20
No	3374
Alaska Native / American Indian	28
Asian / Pacific Islander	31
Black	427
White	2029
Hispanic / Latino	859
Reason for Search?	
Consent	11
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	3

Hispanic / Latino	7		
Contraband	2		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	1		
White	0		
Hispanic / Latino	1		
Probable	50		
Alaska Native / American Indian	0		
Asian / Pacific Islander	2		
Black	11		
White	26		
Hispanic / Latino	11		
Inventory	0		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	0		
Hispanic / Latino	0		
Incident to arrest	1		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	0		
Hispanic / Latino	1		
Was Contraband discovered?		Did the finding result in arrest?	
Yes	59	(total should equal previous column)	
Alaska Native / American Indian	0	Yes 0	No 0
Asian / Pacific Islander	2	Yes 0	No 2
Black	12	Yes 3	No 9
White	29	Yes 7	No 22
Hispanic / Latino	16	Yes 4	No 12
No	5		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	1		
White	0		
Hispanic / Latino	4		

Description of contraband	
Drugs	54
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	11
White	28
Hispanic / Latino	13
Weapons	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Currency	3
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	2
Alcohol	5
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	3
Stolen property	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	3
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	0
Hispanic / Latino	1
Result of the stop	
Verbal warning	0

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	2423
Alaska Native / American Indian	22
Asian / Pacific Islander	24
Black	307
White	1496
Hispanic / Latino	574
Citation	996
Alaska Native / American Indian	6
Asian / Pacific Islander	9
Black	128
White	554
Hispanic / Latino	299
Written warning and arrest	16
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	8
Hispanic / Latino	4
Citation and arrest	3
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	2
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	7
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	1
White	3
Hispanic / Latino	3
Violation of Traffic Law	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	2
Hispanic / Latino	0
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	10
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	3
Hispanic / Latino	3
Was physical force resulting in bodily injury used during stop?	
Yes	18
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	9
Hispanic / Latino	8
No	3420
Alaska Native / American Indian	28
Asian / Pacific Islander	33
Black	439
White	2049
Hispanic / Latino	871

Number of complaints of racial profiling

Total	1
Resulted in disciplinary action	0
Did not result in disciplinary action	1

Submitted electronically to the



The Texas Commission on Law Enforcement



TAYLOR POLICE DEPARTMENT



TOTAL TRAFFIC STOPS 2020 - CITATIONS, ARRESTS AND WARNINGS ISSUED

WITH DEMOGRAPHIC COMPARISONS

NUMBER OF MOTOR VEHICLE STOPS & NUMBER OF CITATIONS, WARNINGS AND ARRESTS RESULTING FROM TRAFFIC STOPS

RESULT OF STOP BREAKDOWN

CITATION ONLY	996
ARREST ONLY	0
ARREST WITH WARNING	16
ARREST WITH CITATION	3
SUB TOTAL	1015
WARNING ONLY	2423
SUB TOTAL	2423
TOTAL # TRAFFIC STOPS CFS	3438

TOTALS BREAKDOWN FOR YEAR

TOTAL # CITATIONS ISSUED	996
TOTAL # ARRESTS	19
TOTAL # WARNINGS ISSUED	2423
TOTAL CITATIONS/ ARRESTS/ WARNINGS ISSUED	3438

TOTAL ALL CITATIONS, ARRESTS & WARNINGS - RACE OR ETHNICITY

	NUMBER	PERCENTAGE	TAYLOR 2010 CENSUS	
BLACK	440	12.80%	10.20%	
ASIAN/PACIFIC ISLANDER	33	0.96%	0.70%	
WHITE	2058	59.86%	45.40%	(Not Hispanic or Latino)
HISPANIC/LATINO	879	25.57%	42.80%	(of any race)
ALASKA NATIVE/AMERICAN INDIAN	28	0.81%	1.20%	
UNKNOWN	0	0.00%	N/A	
TOTALS	3438	100.00%		

CITATIONS, ARRESTS, AND WARNINGS WITH ARRESTS BREAKDOWN - RACE OR ETHNICITY

	NUMBER	PERCENTAGE	TAYLOR 2010 CENSUS	
BLACK	133	13.10%	10.20%	
ASIAN/PACIFIC ISLANDER	9	0.89%	0.70%	
WHITE	562	55.37%	45.40%	(Not Hispanic or Latino)
HISPANIC/LATINO	305	30.05%	42.80%	(of any race)
ALASKA NATIVE/AMERICAN INDIAN	6	0.59%	1.20%	
UNKNOWN	0	0.00%	N/A	
TOTALS	1015	100.00%		

WARNINGS ONLY BREAKDOWN - RACE OR ETHNICITY

	NUMBER	PERCENTAGE	TAYLOR 2010 CENSUS	
BLACK	307	12.67%	10.20%	
ASIAN/PACIFIC ISLANDER	24	0.99%	0.70%	
WHITE	1496	61.74%	45.40%	(Not Hispanic or Latino)
HISPANIC/LATINO	574	23.69%	42.80%	(of any race)
ALASKA NATIVE/AMERICAN INDIAN	22	0.91%	1.20%	
UNKNOWN	0	0.00%	N/A	
TOTALS	2423	100.00%		

Taylor Police Department

RACIAL PROFILING REPORT 2020



TAYLOR POLICE DEPARTMENT

The Texas Code of Criminal Procedure requires that the Chief of Police submit an Annual Racial Profiling Report to both the:

- Texas Commission on Law Enforcement (TCOLE);
and
- The local governing body of each municipality.



TAYLOR POLICE DEPARTMENT

You have been provided with 2 Reports:

- The required and expanded Texas Commission on Law Enforcement (TCOLE) Report, that compiles all traffic stops that resulted in citations, arrests and warnings; and
- A TPD Analysis of all traffic stops (to include warnings), with comparison to Taylor Demographics as measured by the 2010 U.S. Census.



TAYLOR POLICE DEPARTMENT

In 2020, The Taylor Police Department did receive one complaint of racial profiling .



- This complaint was taken serious and fully investigated.
- The investigation revealed that racial profiling did not occur.
- However, there was found to be unprofessional conduct that occurred, resulting in the appropriate corrective measures.



TAYLOR POLICE DEPARTMENT

- The number and percentage of traffic stops, are consistent with the racial and ethnic demographics of Taylor as measured by the 2010 U.S. Census.
- After conducting a review and analysis of these traffic stops, arrests, and searches – there is no indication that racial profiling has occurred within the TPD.





City Council Meeting February 25, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 10
Agenda Title: Receive presentation on state of the Taylor Fire Department

Council Action to be taken: Receive presentation

Department Submitted: Fire

Staff Contact: Daniel Baum, Fire Chief

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is for the Fire Chief to present a high-level assessment of the Taylor Fire Department. This presentation will go over strengths, weaknesses, opportunities, and threats, as well as present priorities to focus on in the coming years.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

As the City of Taylor has experienced growth over the past several years, the demand for service from the Fire Department has steadily increased. The past year has caused additional unprecedented demands on the department with the COVID-19 pandemic and a severe winter weather event. The City of Taylor has a very capable Fire Department that is progressive in the way that it operates, though is limited in terms of resources. As the community continues to grow, the Fire Department will need to expand its capabilities to keep with demands.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
N/A	N/A

4. RECOMMENDATION

Receive presentation from the Fire Chief.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
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N/A

8. ATTACHMENTS

10a. [Presentation](#)



City of Taylor

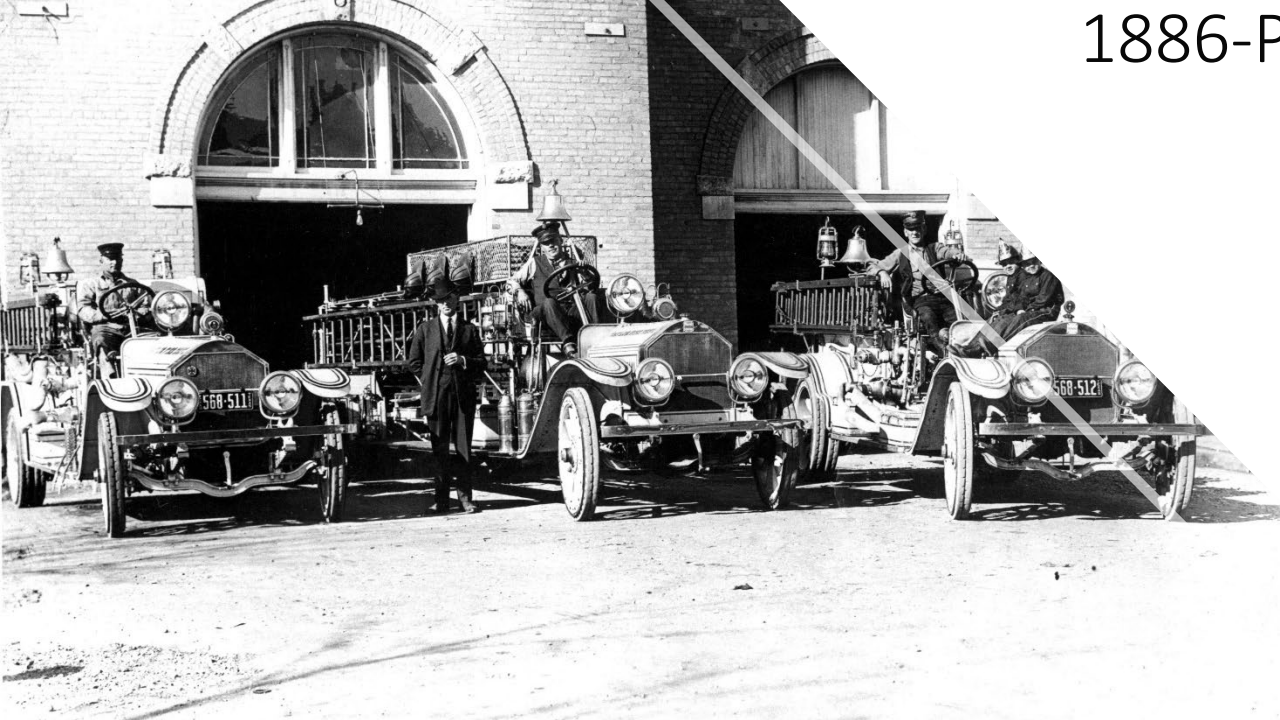
State of the Taylor Fire Department

Background

- Serving Taylor since 1886
 - Currently staff two fire stations – Washburn St. and Carlos Parker
 - Total department staffing – 24
 - Three shifts of 7 personnel work 24 hours on / 48 hours off
- 
- A decorative horizontal bar at the bottom of the slide, consisting of a light green gradient bar on top and a darker green gradient bar on the bottom, separated by a thin black line.



Taylor Fire Department
1886-Present



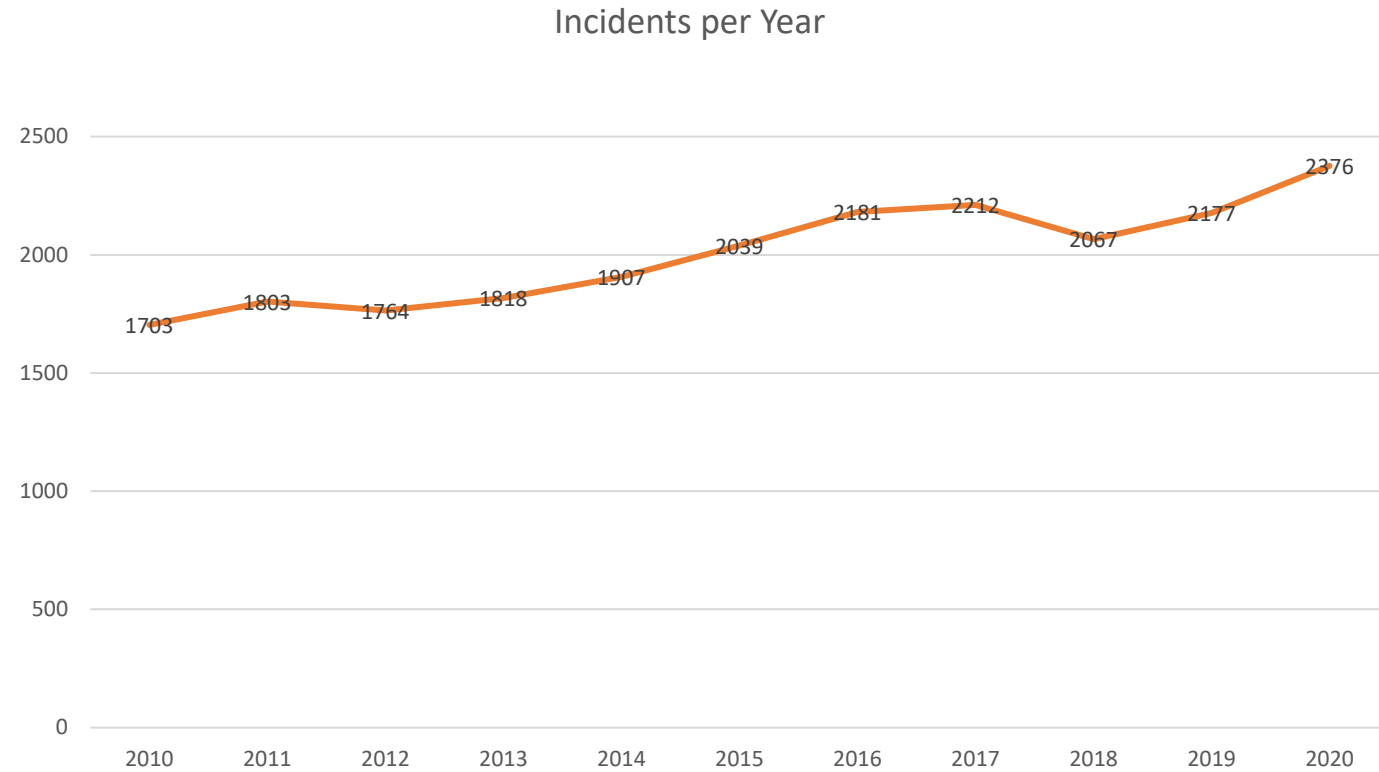
What do we do?

- Fire suppression – structures, wildland, vehicles
- Rescue – vehicle accidents, confined space, agricultural, floods
- Emergency Medical Services
- Public health
- Hazmat
- Fire inspections / code enforcement – new and existing structures
- Plan reviews – site plans, new construction, permits
- Emergency Management
- Disaster assistance
- Fire prevention and education
- Special events – city events, honor guard academy

Demand for Service

- Population has increased 30% since 2010
 - Demand for service has increased 30% since 2010
 - 1281 new homes currently planned or under construction
 - Several thousand more homes proposed
 - New commercial development – Valero, RCR Rail, more!
- 
- A decorative horizontal bar at the bottom of the slide, consisting of a light green gradient bar on top and a darker green gradient bar on the bottom, separated by a thin black line.

Demand for Service



Strengths

- Great staff
- Experienced officers
- Modern front-line equipment
- Progressive firefighting tactics
- Strong fire prevention involvement in development process
- Inspection and code enforcement activities
- Annual medical exam program
- Two sets PPE for personnel
- Working relationship with regional partners

Weaknesses

- Staffing levels well below industry standards
- We rely heavily on other communities to supplement our capabilities
- Compensation lags behind the market
- High turnover
- Reserve equipment in need of replacement
- Aging and inadequate facilities
- No local training facility
- Outdated fire code (IFC 2009)

Opportunities

- Community growth should increase tax base
 - SAFER Grant
 - Improve ISO rating
 - New development contributions towards fire protection
 - Consider 48/96 schedule
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Threats

- Community growth will increase demand for service
 - Pending retirements
 - Supply/demand of firefighters
 - Mandatory overtime
 - Mutual aid partners have extended response times
 - Ability to maintain Honor Guard / Honor Guard Academy
 - Higher ISO rating
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Regulations and Standards

- National Fire Protection Association (NFPA)
 - Texas Commission on Fire Protection
 - Chapter 143 Local Government Code
 - Insurance Services Office (ISO)
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Priorities

- Increased staffing – Should have minimum of three staffed fire suppression companies
 - Dedicated staffed squad unit to run EMS calls
 - Implement vehicle replacement plan
 - Renovate existing fire stations
 - Start planning for third fire station
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Staffing Plan

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Truck 1	4	4	3	3	4	4	3	4	4	4
Engine 2	3	4	3	3	3	4	3	3	4	4
Battalion 1	0	0	0	1	1	1	1	1	1	1
Squad 1	0	0	2	2	2	2	2	2	2	2
Engine 3	0	0	0	0	0	0	3	3	3	4
Daily Staffing	7	8	8	9	10	11	12	13	14	15
Chief	1	1	1	1	1	1	1	1	1	1
Assistant Chief	1	1	1	1	1	1	1	1	1	1
Admin Assistant	1	1	1	1	1	1	1	1	1	1
Battalion Chief	0	0	0	3	3	3	4	4	4	4
Captain	0	3	3	3	3	3	3	3	3	3
Lieutenant	6	3	3	3	3	3	6	6	6	6
Engineer	6	6	9	9	9	9	12	12	12	12
Firefighter	9	12	9	9	12	15	12	15	18	21
Fire Inspector	0	0	0	1	1	1	1	1	1	1
Total Staffing	24	27	27	31	34	37	41	44	47	50

Recommendations & Timeline

- Conduct ISO study – 2021
 - Consider SAFER grant to offset costs of additional staff – 2021 and beyond
 - Implement and staff squad program – 2023
 - Add shift commander and fire inspector – 2024
 - Staff third engine company / new fire station – 2027
 - Build up staffing over 10 years
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Squad Concept



Funding/Cost

- Fire Department almost entirely funded by General Fund
 - Ten-year staffing plan would increase annual budget by almost \$2.5 million at 10th year
 - Cost of fire engine - \$800,000
 - Cost of mini-pumper/squad - \$300,000
 - Cost of ladder truck - \$1.5 million
 - Cost of new fire station - \$4 million
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City Council Meeting February 25, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 11

Agenda Title: Consider approval of submission of a grant application to the Department of Homeland Security – FEMA for FY 2020 Staffing for Adequate Fire and Emergency Response (SAFER) grant program

Council Action to be taken: Consider approval of grant application

Department Submitted: Fire

Staff Contact: Daniel Baum, Fire Chief

1. PURPOSE/DESCRIPTION

The Fire Department is seeking approval to submit a grant application for a federal grant program that provides funding to municipalities to hire firefighters with the intent of meeting National Fire Protection Association (NFPA) standards for minimum staffing. This program offers financial relief to the city for a three-year period, allowing the department to meet immediate staffing needs while allowing growth of tax base to ultimately fund the positions.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The purpose of the SAFER grant program is to provide funding directly to fire departments to assist in increasing the number of firefighters to help communities meet industry minimum staffing standards to provide adequate protection from fire and fire-related hazards and to fulfill traditional missions of fire departments.

The City of Taylor was previously awarded a SAFER grant for three positions in the FY 2018 grant year, however the City chose to decline the award due to concerns that the positions would not be fiscally sustainable.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Allows for immediate hiring of firefighter positions. • Pays 100% of salary and benefits for three years. • No local match required. • Builds toward needed staffing levels.	• Does not include uniform and PPE costs. • City responsible for 100% of costs after 3rd year.

4. RECOMMENDATION

Approve submittal of grant application.

5. FUNDING SOURCE

If awarded, the SAFER grant will fully fund the salary and benefits of the awarded positions for a three-year period. Uniforms and PPE are not covered by the grant and would have to be funded out of the general fund. Funds requested from the grant program total \$605,463. At the conclusion of the grant program, the annual cost to sustain the added positions is \$226,703.

6. TIMELINE

Deadline to apply for grant is March 12, 2021. Grant awards will begin in the Spring of 2021 and will continue until the end of September 2021. Awarded positions must be hired within 180 days of grant award.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

11a. [Presentation](#)

11b. [SAFER grant FAQs](#)



City of Taylor

SAFER Grant Application

Background & Staff Analysis

- The Staffing for Adequate Fire and Emergency Response (SAFER) grant is a FEMA grant program that provides funding to municipalities for the purpose of hiring firefighters.
- The primary goal of the grant is to help fire departments achieve NFPA recommended minimum staffing levels.
- With three additional firefighters, the Taylor Fire Department will get closer to meeting NFPA standards for staffing individual fire companies.
- The grant fully funds the salary and benefits of awarded positions for three years.
- The City of Taylor was previously awarded a SAFER grant for three positions in the FY 2018 grant year but declined due to concerns that the positions would not be fiscally sustainable.

Recommendation & Timeline

- Staff recommends applying for the SAFER grant and requesting three positions.
 - Grant application deadline is March 12, 2021.
 - Award announcements will begin in the Spring of 2021 and will continue until the end of September 2021.
 - If awarded the grant, new positions must be hired within 180 days of grant acceptance.
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Funding / Cost

- The grant funds 100% of salary and benefits for three years.
 - No local matching funds required.
 - Uniforms and PPE are not covered by grant (approx. \$6000 per firefighter)
 - Total grant request for three positions over three years is \$605,463.
 - Annual cost to sustain positions at conclusion of grant is \$226,703.
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FY2020 Staffing for Adequate Fire & Emergency Response Grant Program - Frequently Asked Questions

This document addresses Frequently Asked Questions related to the Fiscal Year (FY) 2020 Staffing for Adequate Fire & Emergency Response (SAFER) Grant Program.

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FEMA

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What is the purpose of the SAFER Grant Program?

The purpose of the SAFER Grant Program is to provide funding directly to fire departments and volunteer firefighter interest organizations to assist with increasing the number of firefighters to help communities meet industry minimum standards, to attain 24-hour staffing to provide adequate protection from fire and fire-related hazards, and to fulfill traditional missions of fire departments. The SAFER Grant Program is separated into two activities: Hiring of Firefighters (Hiring) Activity and Recruitment and Retention (R&R) Activity. Using a competitive process that is informed by fire service subject-matter experts, grants in both activities are awarded to applicants whose requests best address the priorities of the FY 2020 SAFER Grant Program.

What changes were made to the SAFER Grant Program since last year?

The FY 2020 SAFER Grant Program Notice of Funding Opportunity contains some changes to definitions, descriptions, and priority categories, including:

- Under authorities provided under Department of Homeland Security Appropriations Act, 2020 (Pub. L. No. 116-93), the following requirements are being waived for the FY 2020 SAFER Program:
 - Position Cost Limits: There are no annual salary limits under the Hiring of Firefighters Activity.
 - Cost-Share: There is no prescribed cost-share under the Hiring of Firefighters Activity.
 - New Additional Firefighters Requirement: Grant funds can now be used to rehire laid off firefighters and retain firefighters facing layoff under the Hiring of Firefighters Activity.
 - Period of Performance: Extensions to the period of performance under the Hiring of Firefighters Activity are now available.
 - Supplanting Requirement: There is no supplanting requirement under the Hiring of Firefighters Activity.
 - Minimum Budget Requirement: There is no minimum budget requirement.
- Under sections D – Application and Submission Information, E – Application Review Information, F – Federal Award Administration Information, G – DHS Awarding Agency Contact and Resource Information, and H – Additional Information:
 - Various grants management changes due to recent Office of Management and Budget (OMB) revisions to 2 C.F.R., particularly regarding the System for Award Management (SAM) registration, performance measures, procurement, closeout and termination
- Under Supporting Definitions:
 - Definitions added for Primary Fire Due.

Reminders for FY 2020

The online FY 2020 SAFER Grant Program application is only available in the FEMA GO (FEMA Grants Outcomes) application portal at <https://go.fema.gov>.

Applicants must complete the following to start, complete and submit a SAFER Grant Program application:

- The applicant organization must provide a valid Dun & Bradstreet Data Universal Numbering System (DUNS) number registered in the System for Award Management (SAM) to apply in FEMA GO system. Instructions for obtaining a DUNS number can be found at the following website:
<https://www.grants.gov/web/grants/applicants/organization-registration/step-1-obtain-duns-number.html>.
- The applicant organization must be currently registered and active in the System for Award Management (SAM) in order to apply. SAM is available from Grants.gov at
<https://www.grants.gov/web/grants/applicants/organization-registration/step-2-register-with-sam.html>.

Environmental and Historic Preservation (EHP)

It is FEMA policy that actions initiated and/or completed without fulfilling the specific EHP requirements will not be considered for funding.

SAFER Grant Program projects that involve the installation of supplies/equipment not specifically excluded from a FEMA EHP Review, per the GPD Programmatic Environmental Assessment, such as ground-disturbing activities, or modification/renovation of existing buildings or structures, will require an EHP review. Some equipment activities will require an EHP review, as well. Such activities include but are not limited to the installation of:

- Building renovations such as removal of wall or installation of electrical or water lines;
- Training/exercises in natural settings such as rope or swift water;
- LED Signs; and
- Any scope of work that involves ground disturbances.

Please see FEMA's EHP Screening Process. EHP Screening form and instructions are available at [EHP Screening Form](#). EHP policy guidance can be found at [Preparedness Grants EHP Compliance webpage](#). Recipients will be notified of their EHP responsibilities in the grant award package.

Help FEMA Prevent Fraud, Waste and Abuse

If you have information about instances of fraud, waste, abuse or mismanagement involving FEMA programs or operations, you should contact the Department of Homeland Security Office of Inspector General Hotline at 1-800-323-8603; by fax at 202-254-4297; or online at <https://www.oig.dhs.gov/hotline>.

Who is eligible to apply under the SAFER Grant Program?

Eligible applicants for the SAFER Grant Program include fire departments, any federally recognized Indian tribe or tribal organization, and national, regional, state, local, tribal and nonprofit interest organizations representing the interests of volunteer firefighters.

What activities may I apply for under the SAFER Grant Program?

The SAFER Grant Program is separated into two activities:

- **Hiring Activity:** Provides federal financial assistance to help fire departments hire new, additional firefighters (or change the status of part-time or paid-on-call firefighters to full-time firefighters), rehire laid off firefighters, or to retain firefighters facing layoff. National, regional, state, local, tribal, and nonprofit interest organizations are not eligible to apply for funding under the Hiring Activity.
- **R&R Activity:** Assists fire departments and national, state, local, or federally recognized tribal organizations with the recruitment and/or retention of volunteer firefighters who are involved with or trained in the operations of firefighting and emergency response. Career fire departments are not eligible to apply for funding under the R&R Activity.

How many applications may I submit?

Eligible applicants may submit only one application for each eligible activity under the SAFER Grant Program (one under the Hiring Activity and/or one under the R&R Activity). Applicants interested in applying under both the Hiring Activity and the R&R Activity must submit two separate applications, one for each activity. All submissions of duplicate applications may be disqualified.

I have an open SAFER Grant award(s). May I still apply under the FY 2020 SAFER Grant Program?

Yes. However, since the possibility exists that the period of performance on the open grant award(s) and the FY 2020 Grant will overlap, you need to ensure that the start of your FY 2020 Grant does not depend on the completion of your open grant(s), or that receipt of a FY 2020 Grant will impact your ability to continue with and/or complete your open grant award(s). The grant activities requested in the FY 2020 SAFER Grant must supplement the current award(s) and cannot be for the same activities, expenditures or personnel funded under the open grant award(s). Applicants with an active SAFER Grant award who wish to apply under the FY 2020 SAFER Grant Program are subject to the guidelines and requirements outlined in the FY 2020 SAFER Notice of Funding Opportunity (NOFO).

How much funding is available for the FY 2020 SAFER Grant Program?

There is \$355 million available for funding FY 2020 SAFER Grant Program Activities. However, the following specific funding parameters are either required by law or are the outcome of recommendations from the Assistance to Firefighters Grant Program Criteria Development Panel:

- 10% of the funding is set aside for the recruitment and retention of volunteer firefighters.

- No more than 33% of the total amount allocated for the recruitment and retention of volunteer firefighters can be awarded to national, state, local, territorial or federally recognized tribal organizations that represent the interests of volunteer firefighters.
- 10% of the funding is set aside for grants awarded to all volunteer or majority volunteer departments for hiring of firefighters.
 - If FEMA awards less than 10% of the funds available for the hiring of firefighters to volunteer and majority volunteer fire departments, it must transfer the remaining funds to provide grants for the recruitment and retention of volunteer firefighters.

What is the maximum amount of funding a recipient may be awarded?

There is no maximum award amount for FY 2020 SAFER Grant Program awards.

Is there a cost share for all applicants?

There is no cost share or match or position cost limit for the FY 2020 SAFER Program.

How do I apply for a SAFER Grant?

The online FY 2020 SAFER Grant Program application is available through the Assistance to Firefighters Grant Program's FEMA GO (FEMA Grants Outcomes) application portal at <https://go.fema.gov>. The application will also be linked with the US Fire Administration's (USFA) website <https://www.usfa.fema.gov/grants> and the Grants.gov website <https://www.grants.gov>.

Which internet browsers are compatible with FEMA GO?

FEMA GO is compatible with the most recent major release of Google Chrome, Internet Explorer, Mozilla Firefox, Apple Safari and Microsoft Edge. Users who attempt to use tablet type devices or other browsers may encounter issues with using FEMA GO.

When can I apply?

Applications will only be accepted only from 8 a.m. Eastern Time (ET) on Monday, February 8, 2021 until 5 p.m. ET on Friday, March 12, 2021. Applications received after the close of the application period will not be accepted.

How do I sign-up for e-mail notifications about the SAFER Grant Program?

To register for automatic e-mail notices of NOFO availability and other important program information go to: https://public.govdelivery.com/accounts/USDHSFEMA/subscriber/new?topic_id=USDHSFEMA_409.

Do I need to register with the System for Award Management (SAM)?

Yes. Per 2 C.F.R. § 25.205, SAM registration is required to both begin and submit a SAFER Grant Program application in the FEMA GO system. Organizational SAM.gov registrations are only active for one year and must be

renewed annually. Therefore, applicants must ensure the applicant entity has a valid and active registration in SAM.gov before starting an application.

Step-by-step instructions for registering with SAM can be found at <http://www.grants.gov/web/grants/applicants/organization-registration/step-2-register-with-sam.html>. Applicants should contact SAM.gov with questions or concerns about their SAM registration.

DHS may not make a federal award to an applicant until the applicant has complied with all applicable DUNS and SAM requirements. If an applicant has not fully complied with the requirements by the time DHS is ready to make a federal award, DHS may determine that the applicant is not qualified to receive a federal award and may make a federal award to another applicant.

The submission of payment requests and amendments are also contingent on the information provided in the entity's SAM.gov registration. It is imperative that all information in the application is correct, current, and matches the information in the SAM.gov registration. Please ensure that your organization's name, address, DUNS number, and EIN are up to date in SAM.gov and that the DUNS number used in SAM.gov is the same number used to apply for all other FEMA grant program awards.

More information on SAM.gov may be located in the FY 2020 SAFER NOFO and on the Assistance to Firefighters Grant Programs (AFGP) Website. If applicants have questions or concerns about a SAM registration, please contact the Federal Support Desk at <https://www.fsd.gov/> or call (866) 606-8220, Monday – Friday between the hours of 8 a.m. and 8 p.m. ET.

May I change or edit my application after it has been submitted?

You will be able to review or edit the entire application prior to submission. However, if you would like to edit or change your application after submission, you will have to withdraw the application from consideration of award to edit. Then, the application must be resubmitted to FEMA to be considered for an award.

How can I obtain help with the application?

The SAFER Grant Program Help Desk at 866-274-0960 will be available to provide technical assistance with completing your SAFER Grant Program Application(s).

During the application period, the Help Desk will be staffed between the hours of 8 a.m. and 4:30 p.m. ET, Monday through Friday; and until 5 p.m. ET on the last day of the application period. However, these hours may change as the application period progresses. The toll-free number also accepts voicemail messages after hours or if the line is busy. Questions may also be e-mailed to FireGrants@fema.dhs.gov.

Where can I find SAFER Grant Program documents and other information?

You can find SAFER Grant Program documents and additional information on the [Staffing for Adequate Fire and Emergency Response Program webpage](#).

When will the awards be announced?

Award announcements will be made at the beginning of spring 2021 and on a continuous basis until all available funds have been awarded (but no later than September 30, 2021).

What is program income?

Although not common, recipients may generate income in the course of carrying out grant-supported activities during the period of performance under the SAFER Grant Program award. This is referred to as program income. This income can be used to defray program costs, where appropriate, consistent with 2 CFR § 200.307. The Budget Summary section of the grant application contains a field for program income. The response should be \$0 unless the recipient anticipates generating program income during the period of performance. If the recipient plans to generate program income, it should be explained in the narrative. The FEMA GO application will not include program income estimates in the total budget. FEMA will review the program income submitted and adjust the budget as appropriate, prior to award. Any program income must be used and managed in accordance with 2 C.F.R. § 200.307.

What is Management and Administration (M&A)?

M&A costs are administrative expenses that are incurred during the administration of a SAFER Grant Program award. Applicants may apply for M&A costs if the costs are directly related to the implementation of the program for which they are applying. M&A costs are identifiable costs directly associated with the implementation and management of the grant and cannot exceed 3% of the federal share of SAFER Grant Program funds awarded. If you are requesting M&A expenses, you must list the costs under the "Other" category in the budget and explain the purpose for the administrative costs in your Project Narrative. All M&A costs must be in accordance with 2 C.F.R. Part 225, Cost Principles for state, local and Indian Tribal Governments (OMB Circular A-87) or 2 C.F.R. Part 230, Cost Principles for Non-Profit Organizations (OMB Circular A-122), as applicable and should be based on actual expenses only, not a percentage of the overall grant. Examples of eligible administrative costs include shipping, office supplies.

M&A costs are not eligible under the Hiring Activity.

Where do I submit the federally approved Indirect Cost Rate Agreement?

Applicants required to have a negotiated indirect cost rate agreement that desire to charge indirect costs to an award must provide a copy of their negotiated indirect cost rate agreement at the time of application. Applicants that are not required by 2 C.F.R. Part 200 to have a negotiated indirect cost rate agreement but are required by 2 C.F.R. Part 200 to develop an indirect cost rate proposal must provide a copy of their proposal at the time of application. Copies of the indirect cost rate agreements or proposals, along with the SAFER Grant Program application number, must be submitted electronically to FireGrants@fema.dhs.gov. Please ensure that the request details budget portion of your application includes information pertaining to your indirect cost rate agreement or proposal. Post-award requests to charge indirect costs will be considered on a case-by-case basis and based upon the submission of an agreement or proposal as discussed above or based upon on the de minimis rate or cost allocation plan, as applicable.

Indirect costs are not allowable under the Hiring Activity.

When a SAFER Grant Program award is accepted, when does the period of performance start?

Recipients are notified via email and through the FEMA GO system of the award offer. The recipient shall notify the awarding agency of its intent to accept or decline the award. Recipients must accept their grant awards no later than 30 days from the award date. Funds remain on hold (for a maximum of 90 days) until the recipient accepts or declines the award. The grant award date can be found in the award agreement within the Obligating Document for Award in section 14. - Performance Period.

The period of performance under the Hiring Activity is 36 months for all grants awarded. A default 180-day recruitment period, which allows grant recipients to begin hiring SAFER-funded firefighters, begins when FEMA approves an application for an award under this activity. The 36-month period of performance automatically starts after the 180-day recruitment period, regardless of whether the recipient has successfully hired the requested firefighters.

The period of performance under the R&R Activity is 12, 24, 36 or 48 months for all grants awarded. A default 90-day recruitment period, which allows recipients time to gather resources, initiate processes, and finalize contracts needed to implement SAFER grant, begins when FEMA approves the application for award. The period of performance automatically starts after the 90-day recruitment period ends, regardless of whether the recipient has begun implementing its grant award.

What standards does the SAFER Grant Program focus on?

The SAFER Grant Program focuses on the Deployment or Staffing and Deployment compliance standards of the National Fire Protection Association (NFPA):

- NFPA 1710 Assembly Requirements – Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Department (Section 5.2.4.1 – Single-Family Dwelling Initial Full Alarm Assignment Capability): This standard applies primarily to career fire departments and combination departments if the combination department chooses it. and
- NFPA 1720 Assembly Requirements – Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Volunteer Fire Departments (Section 4.3 – Staffing and Deployment): This standard applies primarily to all-volunteer fire departments, but it may also apply to combination departments if the combination department does not choose to comply with the NFPA 1710 standard.

FEMA prioritizes bringing non-compliant (NFPA 1710 or 1720) departments into compliance in the most cost-effective manner.

Do applicants have to report to the National Fire Incident Reporting System?

No. FEMA does not require FY 2020 SAFER Grant Program applicants to report to the National Fire Incident Reporting System (NFIRS).

Do applicants have to comply with the National Incident Management System?

SAFER Grant Program applicants are not required to comply with the National Incident Management System (NIMS) to apply for federal assistance under the SAFER Grant Program. However, any applicant who receives an FY 2020 SAFER Grant Program award must achieve the level of NIMS compliance required by the Authority Having Jurisdiction over the applicant's emergency service operations (e.g., a local government), prior to the end of the grant's period of performance. Information about NIMS can be found at <https://www.fema.gov/national-incident-management-system>.

What type of firefighter positions will be funded under the Hiring Activity?

Grants awarded under the Hiring Activity enable volunteer, combination, and career fire departments to restore staffing levels to attain a more effective level of response and a safer incident scene. FEMA awards Hiring Activity grants directly to volunteer, combination, and career fire departments to help fire departments increase their cadre of frontline firefighters by providing financial assistance in three categories:

- Rehire: Rehiring firefighters who were laid-off within the two years prior to the start of the application period;
- Retention: Retaining firefighters facing imminent layoff – within 120 days of the close of the application period; or,
- New Hire: Hire new, additional firefighters.

What are the requirements if a Hiring Activity applicant wants to apply under the Rehire or Retention categories?

Eligible positions for funding under the Rehire category must have been laid off in the two years prior to the start of the application period (February 8, 2021). Copies of the official, signed, and issued layoff notices will be required at the time of application.

Firefighters who have been issued a formal layoff notice, which includes a specific date for the layoff action, prior to the start of the application period, and those who face imminent layoff – within 120 days of the close of the application period – are eligible for SAFER Program funding under the Retention category. As the application period closes on (March 12, 2021), the layoffs must become effective on or before (July 10, 2021). Copies of the official, signed and issued layoff notices will be required at the time of application.

Eligible positions under the Retention category must be employees of the department at the time the application is submitted. Note: if a retention position becomes vacant after the application is submitted, departments must fill the vacancy with a new hire in order to maintain the operational staffing level.

A layoff notice that is not executed within the specified terms will be considered void unless an additional notice is provided within 14 days of the original action date will not qualify for funding in the Rehire or Retention categories. Applicants who do not meet these parameters must apply under the New Hire category.

Any layoff action not executed in accordance with the terms of the official layoff notice or which does not meet the above requirements will not qualify for funding in the Rehire or Retention categories. Applicants who do not meet these parameters must apply under the New Hire category.

What are the eligible expenses under the Hiring Activity?

The only eligible expenses are the salary and associated benefits (actual payroll expenses) for the positions funded under the SAFER Program grant. Costs are reimbursable if they are included as part of the standard package, available to all operational firefighter positions, and contractually obligated. Compensation for a firefighter's normal, contracted work schedule is reimbursable, but overtime costs are not eligible for reimbursement by the SAFER Program grant award (including overtime for holdovers, extra shifts, to attend training, etc.). Only costs for overtime that the fire department routinely pays as a part of the base salary or a firefighter's regularly scheduled and contracted shift hours, in order to comply with FLSA, are eligible.

What are the eligible expenses under the R&R Activity?

Applicants must correlate the activities for which funding is being requested with the identified recruitment and/or retention problems/issues being addressed. FEMA will not provide funding for a budgeted line item if an applicant does not provide enough information detailing how the item and/or activity will enhance the recruitment and retention of volunteer firefighters and allowable costs may be limited to reasonable amounts, as determined by FEMA.

All grant-related purchases and activities must be incurred, received, and completed within the period of performance. Additionally, all funded activities under the R&R Activity must be governed by formally adopted Standard Operating Procedures (SOPs). Minimally, these SOPs should specify who qualifies for each of the incentives, specific requirements for earning the incentives, and the disposition of the awarded incentives if an individual fails to fulfill the stipulations. FEMA may ask for copies of SOPs prior to, or after being awarded.

Examples of eligible expenses include but are not limited to the following:

- Marketing Program (e.g., media and print advertising) to recruit new volunteer firefighters;
- New recruit basic training;
- Leadership/career development training; and
- Personal Protective Equipment for new recruits.

For the full list of eligible and ineligible costs, please refer to Appendix B – Programmatic Information and Priorities, in the FY 2020 SAFER NOFO.

How is “new recruit” defined according to the SAFER Grant Program?

The SAFER Grant Program defines a “new recruit” as a volunteer that joins the department with the intent to serve as a firefighter after the recipient is notified of the grant award (i.e., the date of the award notification email in FEMA GO).

Does the SAFER Grant Program allow regional applications?

Yes. Eligible applicants may apply for a regional R&R Activity grant if the request will have a direct or local regional benefit beyond the immediate boundaries of the applicant’s first-due response area. Direct or local regional benefit means that other eligible organizations will receive a portion of the grant awarded funds, or the department will receive items purchased with the grant funds.

An eligible applicant will serve as the “host applicant” and can apply for funding on behalf of itself and any number of other participating R&R Activity eligible organizations. The application must include a list of all the participating organizations, including the point of contact information and Employer Identification Number (EIN) for each organization benefitting from a proposed regional project.

If awarded, the host applicant must agree to be responsible for all aspects of the grant. This includes, but is not limited to, accountability for all assets and all reporting requirements. Regional host applicants and participating partner agencies must execute a Memorandum of Understanding (MOU) or equivalent document, signed by all parties participating in the award, before applying under the Regional Program activities.

The Hiring Activity is not eligible as a regional project.

How important is it to address all Narrative Statements in the application?

The Narrative Statements of the application must provide specific details about the activity for which applicants seek funding, including budget details. Peer Review Panelists will evaluate and score each activity based on the narrative elements within each activity. The weighted evaluation criteria used by the peer reviewers in determining the grant award, as described in the NOFO, make up the elements of the Narrative Statements’ score. FEMA reviews and compares applications for duplication. Therefore, all elements of the Narrative Statements must be original.

What are the character limitations for text boxes in FEMA GO?

The Narrative Statements blocks do not allow for formatting. Do not type the Narrative Statements using only capital letters. Additionally, do not include tables, special characters or fonts (e.g., quotation marks, bullets), or graphs. Space for the Narrative Statements is limited. Although each element must have a minimum of 200 characters, the maximum amount of characters varies based on the questions being asked. Once the Narrative Statements are saved to the online application, log-out and then log back into the application to verify that the information was successfully saved.

How are the SAFER Grant Program applications reviewed?

SAFER Grant Program applications are reviewed through a multi-phase process. All applications are electronically pre-scored and ranked based on how well they align with the funding priorities outlined in the FY 2020 SAFER Grant Program NOFO. Applications are then scored competitively by no less than three members of a Peer Review Panel.

Applications with the highest score rankings per activity will also be evaluated through a series of internal FEMA review processes for completeness, adherence to programmatic guidelines, technical feasibility, costs/quantities, and anticipated effectiveness of the proposed project(s).

Should I include a discussion of the possible impact of the pandemic on my application, if it is awarded?

Yes, you should incorporate into the narrative a discussion about how you will implement the grant in a pandemic environment. Reviewers will consider the ability of a project to be completed successfully during the proposed period of performance. Be sure to also consider the ability of staff to conduct all hiring or recruitment practices in a pandemic setting. Suggest ways you could alter or change your process to meet all objectives of the grant award by the end of the period of performance.