

AGENDA

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

FEBRUARY 24, 2022, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. 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 10, 2022 regular City Council meeting. (Dianna McLean)
2. Consider Ordinance 2022-09 releasing the Cielo Ranch property from the City of Taylor's extraterritorial jurisdiction. (Tom Yantis)
3. Consider Ordinance 2022-10 regarding Juvenile Curfew and consider re-adoption. (Henry Fluck)
4. Consider Resolution R22-09, amendment to the Hazard Mitigation Action Plan. (Daniel Baum)

PUBLIC HEARINGS / ORDINANCES

5. Hold a public hearing and introduce Ordinance 2022-06 regarding PZ-2021-1357, a change of zoning on approximately 40.18 acres located at the northeast corner of North Drive and Carlos G. Parker Blvd. from Single-Family Residential Zoning District (R-1) to approximately of 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD). (Tom Yantis)
6. Hold a public hearing and introduce Ordinance 2022-08 regarding PZ-2022-1407, a change of zoning request on approximately 0.287 acres located at 205 East Martin Luther King Jr. Boulevard from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2). (Tom Yantis)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

7. Receive update on downtown bond-funded improvements and consideration of award of bid for the downtown landscaping project. (Tom Yantis)
8. Consider awarding the bid for the hardscape construction of the Percussion Park. (Tyler Bybee)
9. Receive update on crime and police activity. (Henry Fluck)

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 18, 2022 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

In compliance with the ADA the City Hall and Council Chambers is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted By:  Date 2-18-2022
Dianna McLean, City Clerk



City Council Meeting February 24, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 1

Agenda Title: Approve minutes from the February 10, 2022 regular Council meeting.

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

Department Submitted: City Clerk

Staff Contact: Dianna McLean

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 10, 2022 meeting minutes](#)

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
February 10, 2022 at 6:00 p.m.

Mayor Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro-Tem Gerald Anderson
Council Member Robert Garcia
Council Member Mitch Drummond
Council Member Dwayne Ariola
Mayor Brandt Rydell

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Mark Schroeder, Assistant City Attorney
Dianna McLean, City Clerk

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

1. **Texas City Managers Association City Council of the Year award.**
Jeff Jenkins, Deputy City Manager – explained the requirements and process for the application to TCMA. Award will be presented at the June 2022 TCMA Annual Conference.

CITIZENS COMMUNICATION

Lucas Evans, 1151 CR428 – introduced himself and talk a little about his company, Texas Hemp Processors.

CONSENT AGENDA

2. **Approve minutes from the January 27, 2022 regular City Council meeting.**
3. **Concur with preliminary financials for December 2021.**
4. **Consideration of proposal for HDR Engineering for the Emergency Generation Electrical Improvements.**
5. **Consider Resolution R22-08. authorization to apply for, and if awarded, accept a Grant for the position of Victim Services Coordinator.**

*Motion was made by Councilmember Garcia to approve the consent agenda items as presented.
Motion was seconded by Councilmember Drummond. Motion carried unanimously.*

PUBLIC HEARING/ORDINANCES

6. **Introduce Ordinance 2022-09 releasing the Cielo Ranch property from the City of Taylor's extraterritorial jurisdiction.**
Tom Yantis, Development Services Director - City received a petition from the owner of property consisting of approximately 762.88 acres in the southwest portion of the City's ETJ. The property is proposed for creation of a Municipal Utility District to facilitate a residential development. Staff recommends releasing the property.

The City Attorney read the caption of the ordinance.

ORDINANCE 2022-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, RELEASING CERTAIN TERRITORY WITHIN WILLIAMSON COUNTY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TAYLOR; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING THERETO.

First reading. No action was taken.

7. Conduct a public hearing and introduce Ordinance 2022-10 regarding Juvenile Curfew and consider re-adoption.

Henry Fluck, Chief of Police - The city is required to review and readopt the ordinance every three years. Original ordinance adopted January 23, 1996. Staff recommends readoption.

Mayor Rydell opened the public hearing at 6:23pm. With no one appearing, the public hearing was closed at 6:23pm.

The City Attorney read the caption of the ordinance.

ORDINANCE 2022-10

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

First reading. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. Receive update on Drainage Master Plan.

Erika Nordstrom, Halff Associates - Virtual public open house events and surveys were provided to citizens to gather additional input on drainage issues within the City. Halff has identified approximately 22 projects localized throughout the City for consideration as part of the Master Plan efforts. A prioritization matrix was developed for all 22 projects with weighted factors including number of properties impacted, received public input, City staff input and project cost.

Motion was made by Councilmember Ariola to receive the Drainage Master Plan update as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

9. Receive KBI Detention Pond study presentation.

Brian Martin, HDR Engineering, Flood Plain Manager - presented findings from the KBI Detention Pond Analysis, which analyzed the capacity of the existing detention pond and makes recommendations for improvements and presented findings which evaluated the functionality of the existing detention facility located at T.H. Johnson Drive and Bull Run. Mr. Martin presented findings and recommendations for future design, study, and implementation to bring the pond up to current code. HDR recommends raising the pond berm to design height and introducing a splitter box to utilize more pond volume for smaller storm events. Roughly \$190,000 to get pond working properly.

Motion was made by Councilmember Ariola to receive the KBI Detention Pond study as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

10. Consider Resolution R22-07 authorizing submission of two grant applications to Texas Department of Emergency Management and authorizing the City Manager as the official to represent the city on matters with the FEMA Hazard Mitigation Grant.

Jeff Jenkins, Deputy City Manager - This resolution would authorize the City Manager to act in all matters related for a HGMP grant application, committing the city to the 25% matching funds and to complete the HMGP application. The main components of this grant opportunity would be to provide assistance with a drainage project at Kimbro/Shaw and generator(s). The funding for the two comes from DR 4485 (Texas Covid-19 Pandemic and climate change funds).

Motion was made by Councilmember Garcia to approve Resolution R22-07 as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

11. Receive the Annual Racial Profiling Report.

Henry Fluck, Chief of Police - The Texas Code of Criminal Procedure requires specific information be collected, analyzed, and reported annually to the Texas Commission on Law Enforcement and the local governmental body. In 2021, the Taylor Police Department did not receive any complaints of racial profiling.

Motion was made by Councilmember Garcia to receive the Annual Racial Profiling report as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

Mayor Rydell read the executive session item and adjourned into closed session at 7:03pm.

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

- a. Water/Wastewater Services Contract

12. Take any action regarding Executive Session.

Mayor Rydell reconvened into open session at 7:16pm. No action was taken.

Regular City Council Meeting Minutes

February 10, 2022

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ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 7:16 p.m.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk



City Council Meeting February 24, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 2

Agenda Title: Consider Ordinance 2022-09 releasing the Cielo Ranch property, consisting of approximately 762.88 acres south of CR 404 and east of FM 3349, from the City of Taylor's extraterritorial jurisdiction.

Council Action to be taken: Consider ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This agenda item provides for the consideration of adopting an ordinance releasing property from the City's extraterritorial jurisdiction (ETJ).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City received a petition from the owner of property consisting of approximately 762.88 acres in the southwest portion of the City's ETJ. The property was voluntarily petitioned for inclusion in the City's ETJ and is not part of the City's statutory 1-mile ETJ. The property is proposed for creation of a Municipal Utility District to facilitate a residential development. The property is not within the City of Taylor's water service certificate of convenience and necessity (CCN) nor within the City's sewer CCN. Further, the property is not within the Mustang Creek drainage basin and therefore is not able to be served by gravity flow to the City's wastewater treatment plant.

The property is also significantly removed from other developed areas of the City and would create a burden on City services and staffing if the property were to remain in the ETJ and be considered for annexation.

Due to these and other reasons, the City staff recommends releasing this property from the City's ETJ.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Property is not in City water CCN or sewer CCN and is not in Mustang Creek drainage basin • City would not have to expend staff time and resources on any development applications • Residents of development would have no expectation of inclusion in or services from the City of Taylor in the future	• Property is partially in Taylor ISD • City will have no regulatory control of development (streets, drainage, etc.) • City will have limited standing regarding the creation of a MUD or other special district on the property

4. RECOMMENDATION

Staff recommends introducing the ordinance releasing this property from the City's ETJ.

5. FUNDING SOURCE

N/A

6. TIMELINE

Ordinance introduction – February 10, 2022

Ordinance adoption – February 24, 2022

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

2a. [ETJ release ordinance with exhibits](#)

2b. [Petition requesting release from the ETJ](#)

ORDINANCE 2022-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, RELEASING CERTAIN TERRITORY WITHIN WILLIAMSON COUNTY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TAYLOR; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING THERETO.

WHEREAS, Section 42.023 of the Texas Local Government Code authorizes the governing body of a municipality to reduce its extraterritorial jurisdiction (“**ETJ**”) by ordinance or resolution; and

WHEREAS, the City Council of the City of Taylor desires to release certain property located within its ETJ, as more particularly described and shown on **Exhibit A** attached hereto and incorporated herein for all purposes (“**Property**”), located within Williamson County, Texas; and

WHEREAS, the City Council of the City of Taylor believes it is in the best interest of the City to release the Property from its ETJ;

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

A. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

B. The City hereby releases the Property from the City’s ETJ.

C. This Ordinance shall not be construed to in any way alter, modify, or revise the ETJ of any municipality other than the City of Taylor, nor shall it otherwise be construed to alter, modify, or revise any existing agreements between the City of Taylor and any other municipality related to agreed-upon ETJ boundaries.

D. The official map and boundaries of the City of Taylor are hereby amended and revised so as to release the Property from the City’s ETJ.

E. Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

F. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED by the City Council of the City of Taylor, Texas, this _____ day of _____, 2022.

CITY OF TAYLOR, TEXAS

Brandt Rydell, MAYOR

ATTEST:

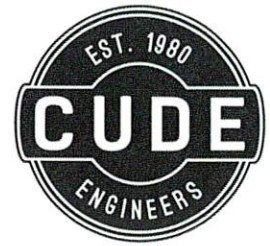
Dianna McLean, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Attachments:

Exhibit A: Map and Description of the Property



**LEGAL DESCRIPTION
762.88 ACRES OF LAND**

762.88 ACRES OF LAND OUT OF THE WILLIAM MULLEN SURVEY, ABSTRACT NO. 446, THE MP WOODHOUSE SURVEY, ABSTRACT NO. 674, AND THE MICHAEL RUTH SURVEY, ABSTRACT NO. 541, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE FOLLOWING 14 TRACTS AS DESCRIBED IN THE FOLLOWING EXHIBITS IN A WARRANTY DEED OF GIFT TO JUDY S. HOBBS AND DOYLE E. HOBBS, SR., AND RECORDED IN DOCUMENT NUMBER 2012108041 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS:

- (1) EXHIBIT "B" – A CALLED 18-17/30 ACRE TRACT,
- (2) EXHIBIT "C" – A CALLED 25 ACRE TRACT,
- (3) EXHIBIT "D" – A CALLED 75-4/5 ACRE TRACT,
- (4) EXHIBIT "D" - A CALLED 78.31 ACRE TRACT,
- (5) EXHIBIT "E" – A CALLED 25ACRE TRACT,
- (6) EXHIBIT "F" – A CALLED 10 ACRE TRACT,
- (7) EXHIBIT "F" – A CALLED 54.599 ACRE TRACT,
- (8) EXHIBIT "H" – A CALLED 100 ACRE TRACT,
- (9) EXHIBIT "H" – A CALLED 40 ACRE TRACT,
- (10) EXHIBIT "H" – A CALLED 15 ACRE TRACT,
- (11) EXHIBIT "I" – A CALLED 34.51 ACRE TRACT,
- (12) EXHIBIT "I" – A CALLED 18.5 ACRE TRACT,
- (13) EXHIBIT "J" – A CALLED 100 ACRE TRACT,
- (14) EXHIBIT "J" – A CALLED 35 ACRE TRACT;

SAID 762.88 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED AS 75 ACRES IN A WARRANTY DEED TO JUDY S. HOBBS, AND DOYLE E. HOBBS, SR., DATED DECEMBER 27, 2012 AND RECORDED IN DOCUMENT NUMBER 2012108042 OF SAID OFFICIAL PUBLIC RECORDS , AND ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED AS 50 ACRES IN A DEED TO WALTER MCCUTCHEON DATED JUNE 15, 1920 AND RECORDED IN VOLUME 195, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 762.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, BEING IN THE EAST LINE OF THAT CERTAIN TRACT DESCRIBED AS 29.29 ACRES IN A WARRANTY DEED TO DAVID BITTNER, DATED SEPTEMBER 27, 1999 AND RECORDED AS DOCUMENT NUMBER 199968287 IN SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 23.280 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO LINDA DURHAM AND PERRY DURHAM DATED OCTOBER 29, 2015 AND RECORDED IN DOCUMENT NUMBER 2015095759 OF SAID OFFICIAL PUBLIC RECORDS, AND ALSO FOR THE NORTHWEST CORNER OF SAID HOBBS EXHIBIT "I" – 34.51 ACRE TRACT;

THENCE: S 85°07'48" E 1348.82 FEET WITH THE COMMON LINE OF SAID DURAHM TRACT AND SAID HOBBS 34.51 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED AS 150.267 ACRES, TRACT 1, IN A GENERAL WARRANTY DEED TO THE EUGENE R. & JUDY A. KANAK LIVING TRUST DATED MAY 31, 2018 AND RECORDED IN DOCUMENT NUMBER 2018051453 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEAST CORNER OF SAID HOBBS 34.51 ACRE TRACT, FOR A NORTHEASTERLY CORNER OF THIS TRACT, AND FOR THE SOUTHEAST CORNER OF SAID DURHAM TRACT;

THENCE: S 07°50'53" W 1232.05 FEET TO A DISTURBED 3 INCH I.D. PIPE FOUND IN THE NORTH MARGIN OF A FIELD ROAD FOR AN ANGLE POINT IN THIS TRACT AND FOR THE SOUTHEAST CORNER OF SAID HOBBS 34.51 ACRE TRACT;

THENCE: N 75°34'20" W 603.53 WITH THE SOUTH LINE OF SAID HOBBS 34.51 ACRE TRACT TO A CALCULATED POINT FOR AN INTERIOR CORNER OF THIS TRACT, FOR REFERENCE A ONE HALF INCH I.D. PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID HOBBS 34.51 ACRE TRACT BEARS N 75°34'20" W 747.45 FEET;

THENCE: S 07°03'52" W ACROSS SAID FIELD ROAD AT 12.74 FEET, A 2 INCH I.D. PIPE FOUND FOR THE NORTHEAST CORNER OF SAID HOBBS EXHIBIT "I" - 18.5 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 18.720 ACRES, TRACT 2, IN SAID KANAK LIVING TRUST DEED, AND CONTINUING WITH THE COMMON LINE OF SAID HOBBS AND KANAK LIVING TRUST TRACTS, FOR A TOTAL DISTANCE OF 1055.26 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP INSCRIBED "BRYAN TECH SERVICES" FOUND IN THE NORTH LINE OF SAID HOBBS EXHIBIT "C" - 25 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 18.720 ACRE KANAK LIVING TRUST TRACT, AND FOR AN INTERIOR ANGLE OF THIS TRACT;

THENCE: S 82°32'15" E 818.16 FEET WITH THE SOUTH LINE OF SAID 18.720 ACRE KANAK LIVING TRUST TRACT TO A 1 INCH I.D. PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 18.720 ACRE KANAK LIVING TRUST TRACT, FOR THE SOUTHWEST CORNER OF SAID HOBBS EXHIBIT "B" - 18-17/30 ACRE TRACT, AND FOR AN INTERIOR ANGLE OF THIS TRACT;

THENCE: N 07°39'59" E 938.35 FEET WITH THE COMMON LINE OF SAID KANAK LIVING TRUST TRACT AND SAID HOBBS 18-17/30 ACRE TRACT TO A DISTURBED 3 INCH I.D. PIPE FOUND IN THE SOUTH MARGIN OF SAID FIELD ROAD, FOR THE NORTHEAST CORNER OF SAID KANAK LIVING TRUST TRACT, AND FOR THE NORTHWEST CORNER OF SAID HOBBS 18-17/30 ACRE TRACT;

THENCE: S 75°32'37" E 2246.74 FEET WITH THE NORTH LINES OF SAID HOBBS 18-17/30 ACRE TRACT AND SAID HOBBS EXHIBIT "D" - 75-4/5 ACRE TRACT, IN SUCCESSION, TO A CALCULATED POINT IN THE WEST LINE OF SAID HOBBS EXHIBIT "J" - 100 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID HOBBS 75-4/5 ACRE TRACT, AND FOR AN INTERIOR ANGLE OF THIS TRACT;

THENCE: N 07°55'40" E AT 15.00 FEET PASSING A ONE HALF INCH I.D. PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 150.267 ACRE KANAK LIVING TRUST TRACT, AND CONTINUING WITH THE COMMON LINES OF SAID 150.267 ACRE KANAK LIVING TRUST TRACT AND SAID HOBBS EXHIBIT "J" - 100 ACRE TRACT FOR AN OVERALL DISTANCE OF 1753.28 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 242.54 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO BILLY B. TRIMBLE AND BETTY O'BRIEN TRIMBLE DATED NOVEMBER 26, 1993 AND RECORDED IN VOLUME 2420, PAGE 29 OF SAID DEED RECORDS, SAME BEING THE NORTHWEST CORNER OF SAID HOBBS EXHIBIT "J" - 100 ACRE TRACT FOR AN ANGLE POINT IN THIS TRACT;

THENCE : S 82°11'29" E 2636.56 FEET WITH THE SOUTH LINE OF SAID TRIMBLE TRACT, AND WITH THE NORTH LINES OF SAID HOBBS EXHIBIT "J" - 100 ACRE TRACT AND SAID HOBBS EXHIBIT "H" - 100 ACRE TRACT, IN SUCCESSION, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP INSCRIBED "RPLS 2213" FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 200.88 ACRES IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT M. TIEMANN AND CARRIE P. TIEMANN, DATED SEPTEMBER 20, 2011 AND RECORDED AS DOCUMENT NUMBER 2011063540 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHEAST CORNER OF SAID HOBBS EXHIBIT "H" 100 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 07°30'28" W 2520.93 FEET WITH THE COMMON LINES OF SAID HOBBS EXHIBIT "H" 100 ACRE TRACT, AND SAID TIEMANN TRACT TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND FOR THE SOUTHWEST CORNER OF SAID TIEMANN TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 204.65 ACRES IN A QUIT CLAIM DEED TO LISA VERLANDER DATED APRIL 29, 2002 AND RECORDED UNDER DOCUMENT NUMBER 2002032136 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: S 07°39'10" W 2495.32 FEET WITH THE COMMON LINES OF SAID VERLANDER TRACT, AND SAID HOBBS EXHIBIT "H" 100 ACRE TRACT AND SAID MCCUTCHEON 50 ACRE TRACT, IN SUCCESSION, TO A 3/4 INCH IRON ROD FOUND AT THE BASE OF A HACKBERRY TREE FOR THE SOUTHEAST CORNER OF SAID 50 ACRE MCCUTCHEON TRACT, AND FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 150.00 ACRES IN A SPECIAL WARRANTY DEED TO CYNTHIA M. CERVENKA DATED JUNE 24, 2014 AND RECORDED AS DOCUMENT NUMBER 2014049353;

THENCE: N 82°49'19" W 2652.25 FEET WITH THE COMMON NORTH LINE OF SAID CERVENKA TRACT, AND THE SOUTH LINES OF SAID MCCUTCHEON 50 ACRE TRACT, SAID HOBBS 15 ACRE TRACT, AND SAID HOBBS EXHIBIT "J" - 35 ACRE TRACT, IN SUCCESSION, TO A DISTURBED 5/8 INCH IRON ROD FOUND IN THE EAST LINE OF THAT CERTAIN TRACT DESCRIBED AS 225.005 ACRES IN AN INDEPENDENT EXECUTOR'S DEED TO EMZY BOEHM DATED OCTOBER 18, 2018 AND RECORDED AS DOCUMENT NUMBER 2018092465 OF SAID OFFICIAL PUBLIC RECORDS, AND FOR THE SOUTHWEST CORNER OF SAID HOBBS 35 ACRE TRACT;

THENCE: N 07°10'41" E 867.18 FEET WITH THE WEST LINE OF SAID HOBBS 35 ACRE TRACT TO A 1/2 INCH IRON ROD WITH RED PLASTIC CAP INSCRIBED "CUDE" SET FOR THE SOUTHEAST CORNER OF SAID HOBBS EXHIBIT "D" - 75-4/5 ACRE TRACT;

THENCE: N 82°33'50" W 1844.32 FEET LEAVING SAID HOBBS 35 ACRE WEST LINE AND CONTINUING WITH THE SOUTH LINES OF SAID HOBBS 75-4/5 ACRE TRACT AND SAID HOBBS EXHIBIT "H" - 40 ACRE TRACT, IN SUCCESSION, TO A 1/2 INCH IRON ROD FOUND IN SAID HOBBS 40 ACRE SOUTH LINE, FOR THE NORTHEAST CORNER OF SAID HOBBS EXHIBIT "D" 78.31 ACRE TRACT, AND FOR AN INTERIOR ANGLE POINT IN FOR THIS TRACT;

THENCE: S 07°44'44" W 3432.82 FEET WITH THE EAST LINES OF SAID HOBBS 78.31 ACRE TRACT AND SAID HOBBS 75 ACRE TRACT (2012108042), IN SUCCESSION, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID HOBBS 75 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 100 ACRES - FIRST TRACT- IN A SPECIAL WARRANTY DEED TO EMZY RAY BOEHM DATED AUGUST 30, 2014 AND RECORDED AS DOCUMENT NUMBER 2014071541 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: N 82°30'35" W 1932.56 FEET TO A 1.5 INCH I.D. PIPE FOUND IN THE EAST LINE OF THAT CERTAIN TRACT DESCRIBED AS 41.201 ACRES IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO DANA RENEE BOEHM DATED JANUARY 22, 2019 AND RECORDED IN DOCUMENT NUMBER 2019005559 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF SAID HOBBS 75 ACRE TRACT;

THENCE: N 07°54'25" E WITH THE WEST LINE OF SAID HOBBS 75 ACRE TRACT, AT 584.52 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID BOEHM 41.201 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 20.62 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO BRUCE M. JOHNS DATED SEPTEMBER 23, 2002 AND RECORDED AS DOCUMENT NUMBER 2002074776 OF SAID OFFICIAL PUBLIC RECORDS, AND CONTINUING FOR AN OVERALL DISTANCE OF 923.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE: CONTINUING WITH THE COMMON LINES OF SAID HOBBS 75 ACRE TRACT AND SAID JOHN'S 20.62 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. N 83°29'06" W 65.27 FEET TO A 1/2 INCH IRON ROD FOUND,
2. N 06°19'58" E 492.15 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID JOHNS 20.62 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID HOBBS EXHIBIT "F" - 54.599 ACRE TRACT;

THENCE: N 86°55'40" W 1109.20 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND IN THE EAST MARGIN OF COUNTY ROAD 3349, FOR THE SOUTHWEST CORNER OF SAID HOBBS 54.599 ACRE TRACT;

THENCE: N 07°33'24" E 2101.59 FEET ALONG THE EAST MARGIN OF COUNTY ROAD 3349, AND WITH THE WEST LINE OF SAID HOBBS 54.599 ACRE TRACT TO A PK NAIL FOUND FOR THE NORTHWEST CORNER OF SAID HOBBS 54.599 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TACT DESCRIBED AS 71-19/40 ACRES IN A WARRANTY DEED OF GIFT TO ROSELIND JOAN WIELAND DATED OCTOBER 8, 1998 AND RECORDED AS DOCUMENT NUMBER 9860592 OF SAID OFFICIAL RECORDS;

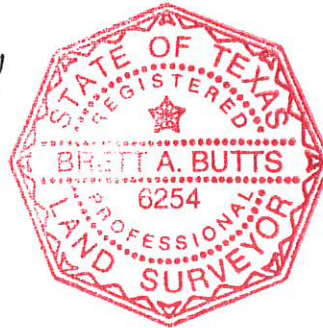
THENCE: S 82°32'51" E 1174.61 FEET WITH THE NORTH LINE OF SAID HOBBS 54.599 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID WIELAND TRACT TO A IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID WIELAND TRACT, AND FOR THE SOUTHWEST CORNER OF SAID HOBBS EXHIBIT "F" – 10 ACRE TRACT;

THENCE: N 07°33'36" E WITH THE WEST LINES OF SAID HOBBS 10 ACRE TRACT AND SAID HOBBS EXHIBIT "C" – 25 ACRE TRACT, AT 1761.96 FEET PASSING A DISTURBED 1 INCH I.D. PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID HOBBS 18.5 ACRE TRACT, AT 2636.68 FEET PASSING A 3/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID WIELAND TRACT, AND CONTINUING WITH THE WEST LINE OF SAID HOBBS 34.51 ACRE TRACT FOR AN OVERALL DISTANCE OF 3914.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 762.88 ACRES.

BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAD83). THIS PERIMETER DESCRIPTION IS A PART OF AND ACCOMPANIES A SKETCH OF THIS SURVEY.

Brett A. Butts 8-24-21

BRETT A. BUTTS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6254
CUDE ENGINEERS
12301 RESEARCH BLVD, BUILDING V, SUITE 160
AUSTIN, TX 78759
TBPELS FIRM NO. 10048500
TBPE FIRM NO. 455
JOB NO. A0382.000



PETITION REQUESTING RELEASE FROM EXTRATERRITORIAL JURISDICTION

TO THE HONORABLE MAYOR AND CITY COUNCILMEMBERS OF THE CITY OF TAYLOR, TEXAS:

CIELO RANCH LAND PARTNERS LLC, a Texas limited liability company ("Petitioner"), the owner of all of the property described in the exhibit attached hereto as **Exhibit A** and incorporated herein for all purposes (the "Property"), hereby petitions and requests the City of Taylor, Texas (the "City"), release all of the Property from the City's extraterritorial jurisdiction, and would show the following:

I.

Petitioner is the sole owner of title to all of the land within the Property.

II.

The Property is currently within the extraterritorial jurisdiction of the City and is not within the extraterritorial jurisdiction of any other municipality.

III.

Petitioner believes that it will be in the best interests of Petitioner and the City, and will benefit the Property and the City, if the City releases all of the Property from its extraterritorial jurisdiction.

WHEREFORE, Petitioner prays that this petition be properly filed, as provided by law, and that it be heard by the City and that the City duly pass and adopt an ordinance releasing the Property from the City's extraterritorial jurisdiction.

[Execution page follows.]

RESPECTFULLY EXECUTED this 31st day of January, 2022.

CIELO RANCH LAND PARTNERS LLC,
a Texas limited liability company

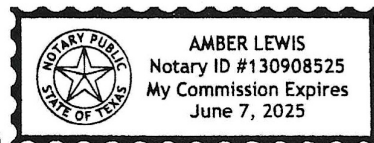
By: 
Todd McCullough a/k/a Steven T. McCullough
Manager

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on the 31st day of January, 2022, by Todd McCullough a/k/a Steven T. McCullough, Manager of Cielo Ranch Land Partners LLC, a Texas limited liability company, on behalf of said limited liability company.

(NOTARY SEAL)



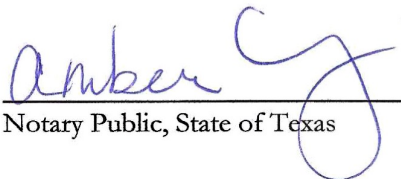
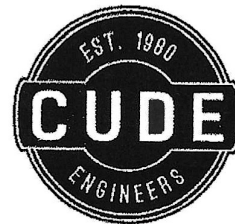

Notary Public, State of Texas

Exhibit A

Legal Description of the Property

EXHIBIT A



LEGAL DESCRIPTION 762.88 ACRES OF LAND

762.88 ACRES OF LAND OUT OF THE WILLIAM MULLEN SURVEY, ABSTRACT NO. 446, THE MP WOODHOUSE SURVEY, ABSTRACT NO. 674, THE MICHAEL RUTH SURVEY, ABSTRACT NO. 541, AND THE JAMES O RICE SURVEY, ABSTRACT NO. 532, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE FOLLOWING 14 TRACTS AS DESCRIBED IN THE FOLLOWING EXHIBITS IN A WARRANTY DEED OF GIFT TO JUDY S. HOBBS AND DOYLE E. HOBBS, SR., AND RECORDED IN DOCUMENT NUMBER 2012108041 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS:

- (1) EXHIBIT "B" – A CALLED 18-17/30 ACRE TRACT,
- (2) EXHIBIT "C" – A CALLED 25 ACRE TRACT,
- (3) EXHIBIT "D" – A CALLED 75-4/5 ACRE TRACT,
- (4) EXHIBIT "D" – A CALLED 78.31 ACRE TRACT,
- (5) EXHIBIT "E" – A CALLED 25ACRE TRACT,
- (6) EXHIBIT "F" – A CALLED 10 ACRE TRACT,
- (7) EXHIBIT "F" – A CALLED 54.599 ACRE TRACT,
- (8) EXHIBIT "H" – A CALLED 100 ACRE TRACT,
- (9) EXHIBIT "H" – A CALLED 40 ACRE TRACT,
- (10) EXHIBIT "H" – A CALLED 15 ACRE TRACT,
- (11) EXHIBIT "I" – A CALLED 34.51 ACRE TRACT,
- (12) EXHIBIT "I" – A CALLED 18.5 ACRE TRACT,
- (13) EXHIBIT "J" – A CALLED 100 ACRE TRACT,
- (14) EXHIBIT "J" – A CALLED 35 ACRE TRACT;

SAID 762.88 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED AS 75 ACRES IN A WARRANTY DEED TO JUDY S. HOBBS, AND DOYLE E. HOBBS, SR., DATED DECEMBER 27, 2012 AND RECORDED IN DOCUMENT NUMBER 2012108042 OF SAID OFFICIAL PUBLIC RECORDS , AND ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED AS 50 ACRES IN A DEED TO WALTER MCCUTCHEON DATED JUNE 15, 1920 AND RECORDED IN VOLUME 195, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 762.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, BEING IN THE EAST LINE OF THAT CERTAIN TRACT DESCRIBED AS 29.29 ACRES IN A WARRANTY DEED TO DAVID BITTNER, DATED SEPTEMBER 27, 1999 AND RECORDED AS DOCUMENT NUMBER 199968287 IN SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 23.280 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO LINDA DURHAM AND PERRY DURHAM DATED OCTOBER 29, 2015 AND RECORDED IN DOCUMENT NUMBER 2015095759 OF SAID OFFICIAL PUBLIC RECORDS, AND ALSO FOR THE NORTHWEST CORNER OF SAID HOBBS EXHIBIT "I" – 34.51 ACRE TRACT;

THENCE: S 85°07'48" E 1348.82 FEET WITH THE COMMON LINE OF SAID DURAHM TRACT AND SAID HOBBS 34.51 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED AS 150.267 ACRES, TRACT 1, IN A GENERAL WARRANTY DEED TO THE EUGENE R. & JUDY A. KANAK LIVING TRUST DATED MAY 31, 2018 AND RECORDED IN DOCUMENT NUMBER 2018051453 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEAST CORNER OF SAID HOBBS 34.51 ACRE TRACT, FOR A NORTHEASTERLY CORNER OF THIS TRACT, AND FOR THE SOUTHEAST CORNER OF SAID DURHAM TRACT;

THENCE: S 07°50'53" W 1232.05 FEET TO A DISTURBED 3 INCH I.D. PIPE FOUND IN THE NORTH MARGIN OF A FIELD ROAD FOR AN ANGLE POINT IN THIS TRACT AND FOR THE SOUTHEAST CORNER OF SAID HOBBS 34.51 ACRE TRACT;

THENCE: N 75°34'20" W 603.53 WITH THE SOUTH LINE OF SAID HOBBS 34.51 ACRE TRACT TO A CALCULATED POINT FOR AN INTERIOR CORNER OF THIS TRACT, FOR REFERENCE A ONE HALF INCH I.D. PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID HOBBS 34.51 ACRE TRACT BEARS N 75°34'20" W 747.45 FEET;

THENCE: S 07°03'52" W ACROSS SAID FIELD ROAD AT 12.74 FEET, A 2 INCH I.D. PIPE FOUND FOR THE NORTHEAST CORNER OF SAID HOBBS EXHIBIT "I" - 18.5 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 18.720 ACRES, TRACT 2, IN SAID KANAK LIVING TRUST DEED, AND CONTINUING WITH THE COMMON LINE OF SAID HOBBS AND KANAK LIVING TRUST TRACTS, FOR A TOTAL DISTANCE OF 1055.26 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP INSCRIBED "BRYAN TECH SERVICES" FOUND IN THE NORTH LINE OF SAID HOBBS EXHIBIT "C" - 25 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 18.720 ACRE KANAK LIVING TRUST TRACT, AND FOR AN INTERIOR ANGLE OF THIS TRACT;

THENCE: S 82°32'15" E 818.16 FEET WITH THE SOUTH LINE OF SAID 18.720 ACRE KANAK LIVING TRUST TRACT TO A 1 INCH I.D. PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 18.720 ACRE KANAK LIVING TRUST TRACT, FOR THE SOUTHWEST CORNER OF SAID HOBBS EXHIBIT "B" - 18-17/30 ACRE TRACT, AND FOR AN INTERIOR ANGLE OF THIS TRACT;

THENCE: N 07°39'59" E 938.35 FEET WITH THE COMMON LINE OF SAID KANAK LIVING TRUST TRACT AND SAID HOBBS 18-17/30 ACRE TRACT TO A DISTURBED 3 INCH I.D. PIPE FOUND IN THE SOUTH MARGIN OF SAID FIELD ROAD, FOR THE NORTHEAST CORNER OF SAID KANAK LIVING TRUST TRACT, AND FOR THE NORTHWEST CORNER OF SAID HOBBS 18-17/30 ACRE TRACT;

THENCE: S 75°32'37" E 2246.74 FEET WITH THE NORTH LINES OF SAID HOBBS 18-17/30 ACRE TRACT AND SAID HOBBS EXHIBIT "D" - 75-4/5 ACRE TRACT, IN SUCCESSION, TO A CALCULATED POINT IN THE WEST LINE OF SAID HOBBS EXHIBIT "J" - 100 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID HOBBS 75-4/5 ACRE TRACT, AND FOR AN INTERIOR ANGLE OF THIS TRACT;

THENCE: N 07°55'40" E AT 15.00 FEET PASSING A ONE HALF INCH I.D. PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 150.267 ACRE KANAK LIVING TRUST TRACT, AND CONTINUING WITH THE COMMON LINES OF SAID 150.267 ACRE KANAK LIVING TRUST TRACT AND SAID HOBBS EXHIBIT "J" - 100 ACRE TRACT FOR AN OVERALL DISTANCE OF 1753.28 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 242.54 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO BILLY B. TRIMBLE AND BETTY O'BRIEN TRIMBLE DATED NOVEMBER 26, 1993 AND RECORDED IN VOLUME 2420, PAGE 29 OF SAID DEED RECORDS, SAME BEING THE NORTHWEST CORNER OF SAID HOBBS EXHIBIT "J" - 100 ACRE TRACT FOR AN ANGLE POINT IN THIS TRACT;

THENCE: S 82°11'29" E 2636.56 FEET WITH THE SOUTH LINE OF SAID TRIMBLE TRACT, AND WITH THE NORTH LINES OF SAID HOBBS EXHIBIT "J" - 100 ACRE TRACT AND SAID HOBBS EXHIBIT "H" - 100 ACRE TRACT, IN SUCCESSION, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP INSCRIBED "RPLS 2213" FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 200.88 ACRES IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT M. TIEMANN AND CARRIE P. TIEMANN, DATED SEPTEMBER 20, 2011 AND RECORDED AS DOCUMENT NUMBER 2011063540 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHEAST CORNER OF SAID HOBBS EXHIBIT "H" 100 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 07°30'28" W 2520.93 FEET WITH THE COMMON LINES OF SAID HOBBS EXHIBIT "H" 100 ACRE TRACT, AND SAID TIEMANN TRACT TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND FOR THE SOUTHWEST CORNER OF SAID TIEMANN TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 204.65 ACRES IN A QUIT CLAIM DEED TO LISA VERLANDER DATED APRIL 29, 2002 AND RECORDED UNDER DOCUMENT NUMBER 2002032136 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: S 07°39'10" W 2495.32 FEET WITH THE COMMON LINES OF SAID VERLANDER TRACT, AND SAID HOBBS EXHIBIT "H" 100 ACRE TRACT AND SAID MCCUTCHEON 50 ACRE TRACT, IN SUCCESSION, TO A 3/4 INCH IRON ROD FOUND AT THE BASE OF A HACKBERRY TREE FOR THE SOUTHEAST CORNER OF SAID 50 ACRE MCCUTCHEON TRACT, AND FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 150.00 ACRES IN A SPECIAL WARRANTY DEED TO CYNTHIA M. CERVENKA DATED JUNE 24, 2014 AND RECORDED AS DOCUMENT NUMBER 2014049353;

THENCE: N 82°49'19" W 2652.25 FEET WITH THE COMMON NORTH LINE OF SAID CERVENKA TRACT, AND THE SOUTH LINES OF SAID MCCUTCHEON 50 ACRE TRACT, SAID HOBBS 15 ACRE TRACT, AND SAID HOBBS EXHIBIT "J" - 35 ACRE TRACT, IN SUCCESSION, TO A DISTURBED 5/8 INCH IRON ROD FOUND IN THE EAST LINE OF THAT CERTAIN TRACT DESCRIBED AS 225.005 ACRES IN AN INDEPENDENT EXECUTOR'S DEED TO EMZY BOEHM DATED OCTOBER 18, 2018 AND RECORDED AS DOCUMENT NUMBER 2018092465 OF SAID OFFICIAL PUBLIC RECORDS, AND FOR THE SOUTHWEST CORNER OF SAID HOBBS 35 ACRE TRACT;

THENCE: N 07°10'41" E 867.18 FEET WITH THE WEST LINE OF SAID HOBBS 35 ACRE TRACT TO A 1/2 INCH IRON ROD WITH RED PLASTIC CAP INSCRIBED "CUDE" SET FOR THE SOUTHEAST CORNER OF SAID HOBBS EXHIBIT "D" - 75-4/5 ACRE TRACT;

THENCE: N 82°33'50" W 1844.32 FEET LEAVING SAID HOBBS 35 ACRE WEST LINE AND CONTINUING WITH THE SOUTH LINES OF SAID HOBBS 75-4/5 ACRE TRACT AND SAID HOBBS EXHIBIT "H" - 40 ACRE TRACT, IN SUCCESSION, TO A 1/2 INCH IRON ROD FOUND IN SAID HOBBS 40 ACRE SOUTH LINE, FOR THE NORTHEAST CORNER OF SAID HOBBS EXHIBIT "D" 78.31 ACRE TRACT, AND FOR AN INTERIOR ANGLE POINT IN FOR THIS TRACT;

THENCE: S 07°44'44" W 3432.82 FEET WITH THE EAST LINES OF SAID HOBBS 78.31 ACRE TRACT AND SAID HOBBS 75 ACRE TRACT (2012108042), IN SUCCESSION, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID HOBBS 75 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 100 ACRES - FIRST TRACT- IN A SPECIAL WARRANTY DEED TO EMZY RAY BOEHM DATED AUGUST 30, 2014 AND RECORDED AS DOCUMENT NUMBER 2014071541 OF SAID OFFICIAL PUBLIC RECORDS;

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THENCE: N 07°54'25" E WITH THE WEST LINE OF SAID HOBBS 75 ACRE TRACT, AT 584.52 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID BOEHM 41.201 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 20.62 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO BRUCE M. JOHNS DATED SEPTEMBER 23, 2002 AND RECORDED AS DOCUMENT NUMBER 2002074776 OF SAID OFFICIAL PUBLIC RECORDS, AND CONTINUING FOR AN OVERALL DISTANCE OF 923.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE: CONTINUING WITH THE COMMON LINES OF SAID HOBBS 75 ACRE TRACT AND SAID JOHN'S 20.62 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. N 83°29'06" W 65.27 FEET TO A 1/2 INCH IRON ROD FOUND,
2. N 06°19'58" E 492.15 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID JOHNS 20.62 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID HOBBS EXHIBIT "F" - 54.599 ACRE TRACT;

THENCE: N 86°55'40" W 1109.20 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND IN THE EAST MARGIN OF COUNTY ROAD 3349, FOR THE SOUTHWEST CORNER OF SAID HOBBS 54.599 ACRE TRACT;

THENCE: N 07°33'24" E 2101.59 FEET ALONG THE EAST MARGIN OF COUNTY ROAD 3349, AND WITH THE WEST LINE OF SAID HOBBS 54.599 ACRE TRACT TO A PK NAIL FOUND FOR THE NORTHWEST CORNER OF SAID HOBBS 54.599 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TACT DESCRIBED AS 71-19/40 ACRES IN A WARRANTY DEED OF GIFT TO ROSELIND JOAN WIELAND DATED OCTOBER 8, 1998 AND RECORDED AS DOCUMENT NUMBER 9860592 OF SAID OFFICIAL RECORDS;

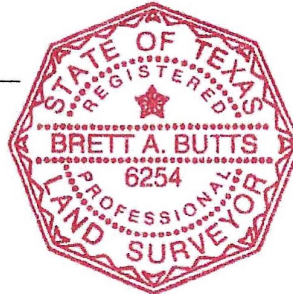
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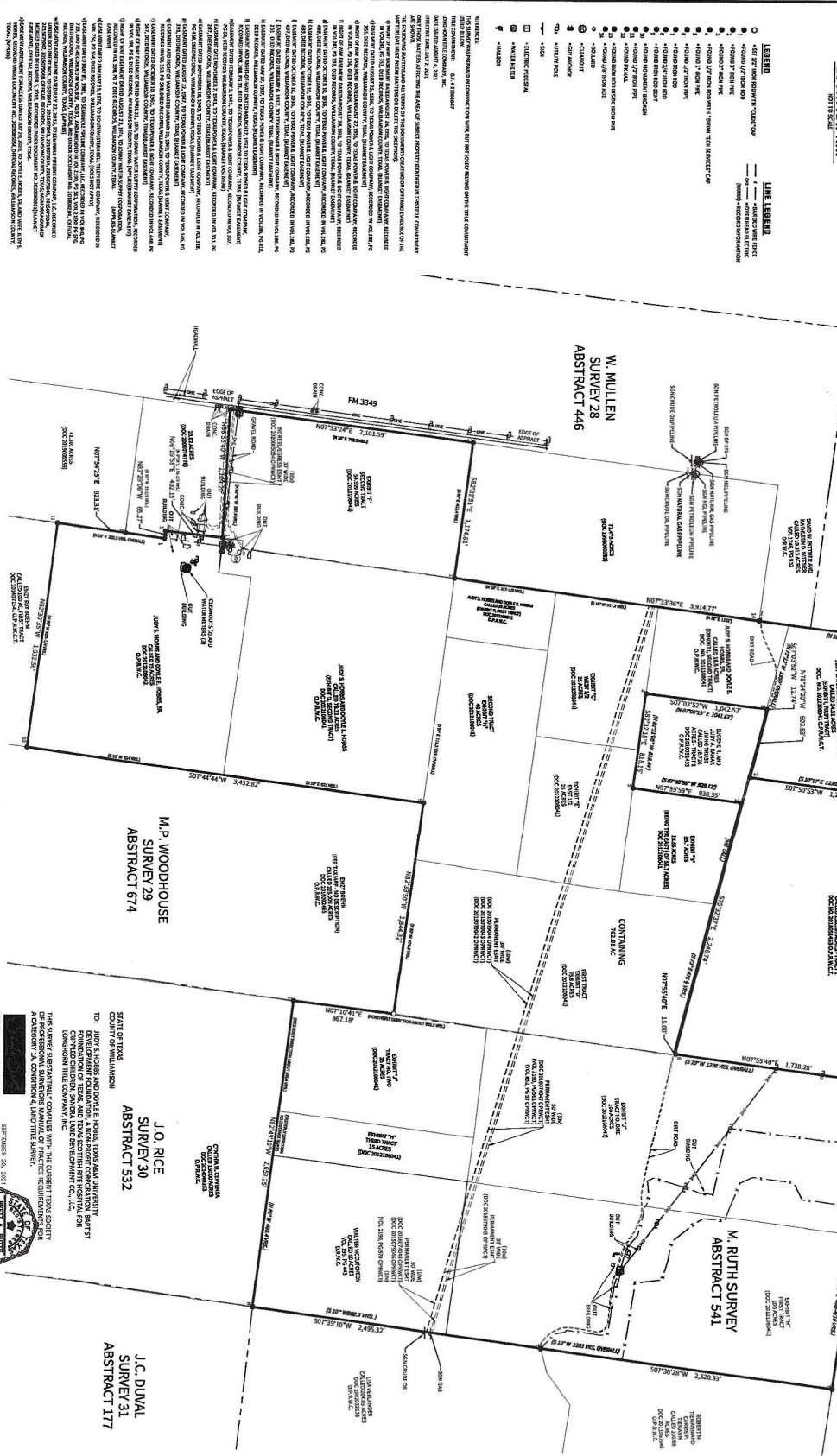
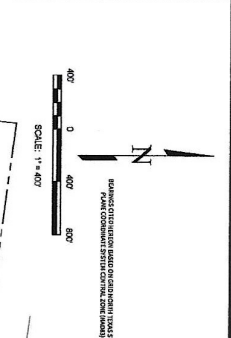
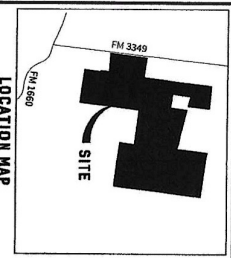
THENCE: N 07°33'36" E WITH THE WEST LINES OF SAID HOBBS 10 ACRE TRACT AND SAID HOBBS EXHIBIT "C" – 25 ACRE TRACT, AT 1761.96 FEET PASSING A DISTURBED 1 INCH I.D. PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID HOBBS 18.5 ACRE TRACT, AT 2636.68 FEET PASSING A 3/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID WIELAND TRACT, AND CONTINUING WITH THE WEST LINE OF SAID HOBBS 34.51 ACRE TRACT FOR AN OVERALL DISTANCE OF 3914.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 762.88 ACRES.

BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAD83). THIS PERIMETER DESCRIPTION IS A PART OF AND ACCOMPANIES A SKETCH OF THIS SURVEY.

Brett A. Butts 8-19-21

BRETT A. BUTTS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6254
CUDE ENGINEERS
12301 RESEARCH BLVD, BUILDING V, SUITE 160
AUSTIN, TX 78759
TBPELS FIRM NO. 10048500
TBPE FIRM NO. 455
JOB NO. A0382.000





1222 COWLEY RD., SUITE 101
DALLAS, TEXAS 75243
TEL: 972.382.1132
FAX: 972.382.1132
WWW.CUDEENGINEERS.COM

HOBBS RANCH CONTAINING 762.88 ACRES IN WILLIAMSON COUNTY, TEXAS	
DATE	08-29-2021
PROJECT NO.	HOBBS RANCH
DESIGNED BY	JOB 88
CHECKED BY	JB
REVISIONS	
1.	20210820
2.	
3.	
4.	
5.	
6.	
7.	



City Council Meeting February 24, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 3
Agenda Title: Consider Ordinance 2022-10 Regarding
Juvenile Curfew and Consider Re-
adoption

Council Action to be taken: Consider Ordinance

Department Submitted: Police

Staff Contact: Henry Fluck, Chief of Police

1. PURPOSE/DESCRIPTION

Section 370.002 of the LOCAL GOVERNMENT CODE requires that after a city adopts a juvenile curfew ordinance, the city is to review and readopt the ordinance every three years. The statute requires the city to review the ordinance's effect on the community and on problems the ordinance was intended to remedy, conduct a public hearing on the need to continue the ordinance and then: abolish, continue, or modify the ordinance.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On Jan. 23, 1996, City Council passed, approved and adopted Ordinance 951128-02, establishing a curfew for minors. The ordinance prohibits a person under 17 years of age from remaining in a public place from Sundays-Thursdays 11:00pm-6:00am, Fridays and Saturdays Midnight to 6:00am, school days 9:30am –11:30am and 1:15pm until 3:15pm. Parents that encourage or permit violations of the ordinance can also be held accountable. There are specific defenses that allow for exceptions of the time prohibition.

It is the duty of the Police Department and our community to protect the safety of minor children. The nighttime Juvenile Curfew Ordinance empowers police to stop, investigate, detain and ultimately help ensure children are off the streets during curfew hours—those hours where there are few legitimate activities for them to engage in and they are more likely to become victims of crime or to commit crimes. In addition, the daytime Juvenile Curfew Ordinance authorizes police to assist with school attendance by providing a mechanism for further investigation when children are observed out in public and not in attendance at school during school hours.

The Juvenile Curfew Ordinance has been a valuable tool for the Police Department, and it has served the community well in protecting juveniles.

City Council re-adopted and approved the Juvenile Curfew Ordinance on March 10, 2016, and re-adopted and modified the Juvenile Curfew Ordinance on February 28, 2019.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Protects Juveniles from becoming victims of crime. • Protects the community from juvenile criminal activity. • Valuable tool for the Police Dept. • Holds parents accountable. • A means to discourage truancy and encourage school attendance.	• Restricts the freedom and movement of juveniles during specified hours.

4. RECOMMENDATION

Re-adopt and continue with the Juvenile Curfew Ordinance.

5. FUNDING SOURCE

N/A

6. TIMELINE

The statutory requirement of the three-year review to abolish, continue, or modify the ordinance occurs in March of 2022.

7. OTHER OPTIONS (In order of preference)

1. Modify the Juvenile Curfew Ordinance
2. Abolish the Juvenile Curfew Ordinance

8. ATTACHMENTS

- 3a. [Juvenile Curfew Ordinance 2022-10](#)
- 3b. [Curfew Violations Breakdown 2019-2021](#)
- 3c. [Curfew Violation Citations 2019-2021](#)
- 3d. [Curfew Violation Contacts 2019-2021](#)
- 3e. [PowerPoint- Juvenile Curfew Ordinance](#)

ORDINANCE 2022-10

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

RECITALS:

1. The City Council has reviewed evidence presented by the city of Taylor Police Department and has determined that there is a compelling need to protect all persons and specifically those who are minors, under the age of seventeen in the City of Taylor.
2. The City Council believes that persons under the age of seventeen are particularly susceptible to unlawful and gang related activities and to be victims of older perpetrators of crime.
3. The City of Taylor has a compelling interest in providing for the protection of minors from each other and from other persons, the enforcement of parental control of and responsibility for their children, the protection of the general public, and the reduction of the incidence of juvenile involvement in criminal activities.
4. The City Council believes that a curfew for persons under seventeen years of age will be in the interest of the public health, safety, and general welfare, and will help to attain the foregoing objectives.

BE IT ORDAINED BY THE CITY OF TAYLOR;

SECTION 1. In this section:

1. Curfew hours means:
 - a. 11:00 p.m. until 6:00 a.m. on any Sunday, Monday, Tuesday, Wednesday, or Thursday; and,
 - b. Midnight until 6:00 a.m. on any Friday and Saturday; and
 - c. 8:30 a.m. until 11:30 a.m. and 1:15 p.m., until 3:15 p.m. on any Monday, Tuesday, Wednesday, Thursday or Friday, during time school is in session
2. Direct Route means the shortest path of travel through a public place to reach a final destination without any detour or stop along the way.
3. Emergency means, but is not limited to, a fire, a natural disaster, an automobile accident, or any situation requiring immediate action to prevent serious bodily injury or loss of life.

4. Establishment means any privately owned place of business operated for a profit to which the public is invited, including but not limited to retail stores, restaurants, and places of amusement or entertainment.
5. Juvenile Processing Office means a place designated by the Juvenile Board to which a minor in custody for a violation of this Ordinance will be taken to await pick up by parent or juvenile authorities.
6. Minor means any person under 17 years of age.
7. Operator means any person that owns, operates, manages, or is in control of any establishment. The term includes the members or partners of an association or partnership and the officers of a corporation.
8. Parent means a person who is:
 - a. A natural or adoptive parent of a minor;
 - b. A court-appointed guardian of a minor; or
 - c. At least 21 years of age and authorized by a parent or court-appointed guardian to have the care and custody of a minor.
9. Public Place means any place to which the public or a substantial group of the public has access and includes, but is not limited to streets, highways, alleys, sidewalks, playgrounds, parks, plazas, public buildings, and establishments. Public place does not include schools, however, during the curfew hours described in subsection 2(c) above.
10. Remain means to:
 - a. Linger or stay unnecessarily; or
 - b. Fail to leave premises when requested to do so by a peace officer or the owner, operator, or other person in control of the premises.

SECTION 2: CURFEW OFFENSES

1. A minor commits an offense if the minor remains in any public place within the city during curfew hours.
2. A parent of a minor commits an offense if the parent knowingly permits, or by insufficient control allows, the minor to remain in any public place within the city during curfew hours.

Violations may be reported to the Taylor Police Department.

SECTION 3: DEFENSES

1. It is a defense to the prosecution under Section 2, that the minor was:
 - a. Accompanied by the minor's parents;
 - b. On an errand that was reasonably necessary, in that an adult was unable or unavailable to perform the errand, the errand could not be postponed until after curfew hours, the errand was at the direction of the minor's parent, and the minor was using a direct route;
 - c. In a motor vehicle involved in interstate travel;

- d. Engaged in an employment activity, including but not limited to newspaper delivery, and was using a direct route;
 - e. Involved in an emergency;
 - f. On the sidewalk abutting the minor's residence or abutting the residence of a next-door neighbor if the neighbor did not complain to a peace officer about the minor's presence;
 - g. Attending an official school or religious activity or returning home by a direct route from an official school or religious activity;
 - h. Exercising First Amendment rights protected by the United States Constitution, such as the free exercise of religion, freedom of speech, and the right of assembly;
 - i. Married or had been married or had disabilities of minority removed in accordance with Chapter 31 of the Texas Family Code; or
 - j. Carrying a valid college identification card identifying the minor as a college student.
2. It is a defense to prosecution under Section 2 with respect to the curfew hours described in Section 2.3 above that:
- a. The minor was a high school graduate or has equivalent certification;
 - b. The minor was on an excused absence from his or her place of schooling; or
 - c. The minor's school was not in session.

SECTION 4: ENFORCEMENT

- 1. A peace officer, upon finding a minor in violation of Section 2.1 will:
 - a. Ascertain the name and address of the minor;
 - b. Have the authority to issue a citation to the minor; and
 - c. Order the minor to go promptly home by a direct route.
- 2. A peace officer, upon finding a minor in violation of Section 2.1, may take the minor into custody and deliver the minor to a juvenile processing office if reasonable.
- 3. The parents of a minor may be cited for violation of Section 2.2 upon the minor receiving a second citation for violation of Section 2.1.

SECTION 5: Referral to Juvenile Authorities

Any minor who violates Section 2.1 is subject to the penalty provided in Section 9 of this ordinance, and is also subject to referral to juvenile authorities under Title 3 of the Texas Family Code, as amended.

SECTION 6:

That if any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions of this ordinance shall remain in effect as if the unconstitutional or invalid portion had not been adopted.

SECTION 7:

That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8:

That any person violating any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be subject to penalty of a fine not to exceed \$500.00.

SECTION 9:

That this ordinance shall be in effect thirty (30) days from and after its passage, and the caption hereof shall be published in a newspaper of general circulation in the area as required by the Charter of the City of Taylor.

SECTION 10:

In accordance with Article VIII, Section 1, of the City Charter, Ordinance was introduced before the Taylor City Council on the 10th day of February 2022.

PASSED, APPROVED, AND ADOPTED this, the 24th day of February 2022.

Brandt Rydell., Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM

Ted Hejl, City Attorney



TAYLOR POLICE DEPARTMENT
JUVENILE CURFEW VIOLATIONS 2019 - 2021

January 24, 2022

The following report is provided to give a breakdown of Curfew violations that have occurred from January 1, 2019 to December 31, 2021.

This report is categorized by year, disposition of call, and time the call occurred. It also provides the location of each stop within the city.

CITATIONS		<u>Number</u>	<u>Day</u>	<u>Night</u>
2019	Citations Issued	12	4	8
2020	Citations Issued	3	0	3
2021	Citations Issued	3	3	0
Total Citations Issued		18	7	11

WARNINGS		<u>Number</u>	<u>Day</u>	<u>Night</u>
2019	Warnings Issued	4	1	3
2020	Warnings Issued	5	1	4
2021	Warnings Issued	2	0	2
Total Warnings (Subjects were released to Adult)		11	2	9

Overall Total of Contacts with Juvenile Curfew Violators	29
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Curfew Violation Citations Issued spreadsheet attached – 1 page
Curfew Violation Contacts (Calls for Service) spreadsheet attached – 1 page

CURFEW VIOLATION CITATIONS ISSUED

JANUARY 1, 2019 THROUGH DECEMBER 31, 2021

YEAR	CASE NO.	CRIME	DATE REPORTED	DAY/NIGHT	TIME OCCURRED	CASE STATUS	LOCATION OF OFFENSE
2019	20190226006	Curfew Violation	02/26/2019	Night	1:39 AM	Citation Issued	Murphy Park 1600 Veterans Dr
2019	20190312095	Curfew Violation	03/12/2019	Night	11:45 PM	Citation Issued	4100 Blk Hot Springs Dr
2019	20190331010	Curfew Violation	03/31/2019	Night	2:25 AM	Citation Issued	Murphy Park 1600 Veterans Dr
2019	20190913039	Curfew Violation	09/13/2019	Day	10:23 AM	Citation Issued	2100 Blk Meadow
2019	20190913039	Curfew Violation	09/13/2019	Day	10:23 AM	Citation Issued	2100 Blk Meadow
2019	20191008060	Curfew Violation	10/08/2019	Day	12:39 PM	Citation Issued	500 Blk Main St
2019	20191018005	Curfew Violation	10/18/2019	Night	1:00 AM	Citation Issued	1300 Blk Kent
2019	20191018005	Curfew Violation	10/18/2019	Night	1:00 AM	Citation Issued	1300 Blk Kent
2019	20191018005	Curfew Violation	10/18/2019	Night	1:00 AM	Citation Issued	1300 Blk Kent
2019	20191215005	Curfew Violation	12/15/2019	Night	12:48 AM	Citation Issued	2300 Blk North Lynn St
2019	20191216035	Curfew Violation	12/16/2019	Day	8:56 AM	Citation Issued	Robinson Park, 206 S. Dolan Street
2019	20191223002	Curfew Violation	12/23/2019	Night	12:21 AM	Citation Issued	2200 Blk Jason
2020	20200118017	Curfew Violation	01/18/2020	Night	3:45 AM	Citation Issued	2100 Blk North Main Street
2020	20200118017	Curfew Violation	01/18/2020	Night	3:45 AM	Citation Issued	2100 Blk North Main Street
2020	20200118017	Curfew Violation	01/18/2020	Night	3:45 AM	Citation Issued	2100 Blk North Main Street
2021	20211007003	Curfew Violation	10/7/2021	Day	12:13 PM	Citation Issued	Taylor Opportunity Center 1004 Dellinger Dr.
2021	20211007003	Curfew Violation	10/7/2021	Day	12:13 PM	Citation Issued	Taylor Opportunity Center 1004 Dellinger Dr.
2021	20211208003	Curfew Violation	12/8/2021	Day	10:05 AM	Citation Issued	Taylor Regional 300 Blk NW CarloR G Parker

CURFEW VIOLATION CONTACTS (CALLS FOR SERVICE)

JANUARY 1, 2019 THROUGH DECEMBER 31, 2021

YEAR	CALL NO.	NATURE	DISPO OF CALL	DATE RCD	DAY/NIGHT	TIME RCD	LOCATION
2019	20190101016	Juvenile Complaint/ Curfew Violation	VERBAL WARNING	1/1/2019	Night	1:21 AM	First Ave & E Martin Luther King Jr Blvd
2019	20190226006	Curfew Violation	CITATION	02/26/2019	Night	1:39 AM	Murphy Park 1600 Veterans Dr
2019	20190312095	Suspicious Person/ Curfew Violation	CITATION	03/12/2019	Night	11:45 PM	4100 Blk Hot Springs Dr
2019	20190331010	Curfew Violation	CITATION	03/31/2019	Night	2:25 AM	1200 Blk Davis
2019	20190406010	Juvenile Complaint/ Curfew Violation	VERBAL WARNING	04/06/2019	Night	4:14 AM	Heritage Square Park 400 N Main St.
2019	20190627139	Juvenile Complaint/ Curfew Violation	NO OFFENSE	06/27/2019	Night	11:22 PM	400 Blk Sloan
2019	20190718083	Juvenile Complaint/ Curfew Violation	UNABLE TO LOCATE	07/18/2019	Night	11:04 PM	Chicken Express 3506 N Main St
2019	20190730081	Juvenile Complaint/ Curfew Violation	UNABLE TO LOCATE	07/30/2019	Night	11:57 PM	Kent/ Stassney
2019	20190831001	Juvenile Complaint/ Curfew Violation	VERBAL WARNING	08/31/2019	Night	12:19 AM	1000 Blk Cotton Bowl
2019	20190913039	Curfew Violation	CITATION X2	09/13/2019	Day	9:49 AM	2100 Blk Meadow
2019	20190930042	Juvenile Complaint/ Curfew Violation	VERBAL WARNING	09/30/2019	Day	9:22 AM	Murphy Park 1600 Veterans Dr
2019	20191008058	Suspicious Vehicle/Curfew Violation	CITATION	10/08/2019	Night	12:39 AM	500 Blk Main St
2019	20191018005+	Curfew Violation	CITATION X3	10/18/2019	Night	1:00 AM	1300 Blk Kent
2019	20191215005	Suspicious Vehicle/Curfew Violation	CITATION	12/15/2019	Night	12:48 AM	2300 Blk North Lynn St
2019	20191216035	POCS/Curfew Violation	CITATION	12/16/2019	Day	8:56 AM	Robinson Park, 206 S. Dolan Street
2019	20191223002	Theft/Curfew Violation	CITATION	12/23/2019	Night	12:21 AM	2200 Blk Jason
2020	20200104002	Juvenile Complaint/ Curfew Violation	VERBAL WARNING	01/04/2020	Night	12:04 AM	3100 Blk N Main
2020	20200118017	Curfew Violation	CITATION X3	01/18/2020	Night	3:45 AM	2100 Blk N Main
2020	20200131115	Juvenile Complaint/ Curfew Violation	UNABLE TO LOCATE	01/31/2020	Night	11:02 PM	Tractor Supply 3600 N. Main
2020	20200330004	Curfew Violation	VERBAL WARNING	03/30/2020	Night	1:31 AM	Murphy Park 1600 Veterans Dr
2020	20200402015	Curfew Violation	VERBAL WARNING	04/02/2020	Night	4:01 AM	Bull Branch Park 904 Dellinger Dr
2020	2020000433	Curfew Violation	VERBAL WARNING	6/8/2020	Night	12:00 AM	Debus Dr./W 2nd. St.
2020	2020006656	Curfew Violation	VERBAL WARNING	08/02/2020	Day	12:49 AM	Heritage Square Park 400 N Main St.
2021	2021015939	Curfew Violation	VERBAL WARNING	6/10/2021	Night	11:09 PM	Heritage Square Park 400 N Main St.
2021	2021027428	Curfew Violation	CITATION/SUMMONS X2	10/7/2021	Day	12:30 PM	Taylor Opportunity Center 1004 Dellinger Dr.
2021	2021029599	Curfew Violation	UNABLE TO LOCATE	10/31/2021	Night	9:06 PM	800 Blk Yellowstone Dr.
2021	2021032819	Curfew Violation	CITATION/SUMMONS	12/8/2021	Day	10:17 AM	Taylor Middle School 304 NW Carlos G Parker Blvd.
2021	2021029721	Juvenile Complaint/ Curfew Violation	VERBAL WARNING	11/2/2021	Night	1:44 AM	1000 Blk Cotton Bowl

Juvenile Curfew Ordinance

February 10, 2022



Juvenile Curfew Ordinance

- 1. The Texas Local Government Code requires that a Juvenile Curfew Ordinance shall be reviewed every 3 years.**
- 2. It was first adopted in 1996 and has been in effect for 26 years.**
- 3. It was last reviewed, modified, and approved on February 28, 2019.**

Juvenile Curfew Ordinance

1. The ordinance prohibits a juvenile under 17 years from being in a public place during the designated hours.
2. It is both a Night and Day curfew.
3. Night: Weekdays (Sun-Thu) 11:00 PM- 6:00 AM
Weekends (Fri-Sat) 12 Midnight- 6:00 AM
4. Day: When school is in session: 8:30 AM-11:30 AM &
1:15 PM-3:15 PM

Juvenile Curfew Ordinance

1. Parents that encourage or permit violations can be held accountable.
2. The objective is twofold:
 - to prevent juveniles from committing a crime, or
 - to prevent juveniles from becoming a victim of a crime.

Juvenile Curfew Ordinance

1. When juveniles are out without supervision during these hours, bad things may happen such as criminal activity or involvement with drugs or alcohol.
2. This ordinance has been enforced by Police through citations or warnings. Enforcement activity since 2019:
 - 18 Citations
 - 11 Warnings

Juvenile Curfew Ordinance

1. **Valuable law enforcement tool to protect juveniles.**
2. **For 26 years, it has served the City well.**
3. **We recommend that it be continued by Council.**



City Council Meeting February 24, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 4
Agenda Title: Consider approving Resolution R22-09,
amendment to the Hazard Mitigation
Action Plan

Council Action to be taken: Resolution Approval

Department Submitted: Fire Department

Staff Contact: Daniel Baum, Fire Chief

1. PURPOSE/DESCRIPTION

Approve updates to the City's Recommended Mitigation Actions in the June 2019 Taylor-Thrall-LBCWCID Hazard Mitigation Plan.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

On June 13, 2019, the Taylor City Council approved a multi-jurisdictional hazard mitigation plan for cities of Taylor and Thrall, along with the Lower Brushy Creek (LBC) WCID. An annual review of the plan is required, and needed adjustments are addressed through amendments to the adopted plan. This update specifically adds mitigation actions that the City will seek grant funding for through the Hazard Mitigation Grant Program.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Better/updated identification of hazards helps inform preparedness • Specific updates are awarded points in some grant funding programs (improving the city's competitive posture for funds)	• None

4. RECOMMENDATION

Staff recommends that Council approve the updates to the Taylor-Thrall-LBCWCID Hazard Mitigation Plan

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

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

8. ATTACHMENTS

- 4a. [Resolution R22-09](#)
- 4b. [Recommended Action Table](#)
- 4c. [Letter requesting Mitigation Action Plan update](#)

RESOLUTION R22-09
OF THE CITY OF TAYLOR CITY COUNCIL

WHEREAS, Section 322 of the Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5165) requires local governments to develop a hazardous mitigation plan as a condition for receiving certain types of non-emergency disaster assistance, including funding for mitigation projects; and,

WHEREAS, the Code of Federal Regulations (CFR) at Title 44, Chapter 1, part 201, requires the jurisdictions to prepare and adopt a local mitigation plan every five years: and,

WHEREAS, the plan incorporates the comments, ideas and concerns of the community and of the public in general, which the plan is designed to protect, ascertained through a series of public meetings, publication of the draft plan, press releases, and other outreach activities; and

WHEREAS, the City of Taylor City Council approve and adopted the Taylor-Thrall-LBCWCID Hazard Mitigation Plan and resolved to execute the actions in the plan at their June 13th, 2019 city council meeting; and

WHEREAS, the Federal Emergency Management Agency requires that all projects submitted for hazard mitigation grant funding be included in the Hazard Mitigation Plan per 44 CFR Section 201.6 (2)(C)(3)(i-iv); and

WHEREAS, the City of Taylor has identified an additional mitigation action not included in the plan, attachment B mitigation action TAY-11; and

NOW THEREFORE, BE IT RESOLVED by the City of Taylor City Council that the updates to the Recommended Mitigation Actions, and their inclusion in the 2019 Taylor-Thrall-LBCWCID Hazard Mitigation Plan, is hereby approved and adopted by the City Council of the City of Taylor which resolves to execute the additional actions in the plan.

ADOPTED by City of Taylor City Council on this _____ day of _____, 2022.

APPROVED

Brandt Rydell
Mayor, City of Taylor

ATTEST

Dianna McLean
City Clerk, City of Taylor

City of Taylor

Hazard	Haz-ID	ID	Mitigation Action	Further Goals	Other Hazards Addressed	Lead & Supporting Entities	Potential Funding Sources	(B/C) Benefit-Costs (TF) Technical Feasibility
FLOOD	F-1	TAY-1	Install an emergency warning system. Conduct a feasibility study that evaluates the coverage area, property ownership and availability, power requirements, telemetry requirements, technology, cost, and other local considerations.	1,2,3,4,5	Tornado	Taylor Emergency Manager; Taylor PD	Local (Departmental Budget); HMGP; TWDB	B/C: The 2016 tornado experience indicates that sirens are effective in warning the public. (\$) TF: Proven technology.
	F-2	TAY-2	Install a stream gage network on Mustang Creek. Conduct a feasibility study which identifies optimal locations, technology, site-specific requirements, and other local considerations.	1,2,3,5,6	Dam Failure	LBCWCID; Taylor EM	Local (Departmental Budget); HMGP; PDM; FMA; TWDB	B/C: The Mustang Creek Watershed Study provides the basis for making detailed cost-benefit. (\$\$) TF: The study will examine multiple options and proposes those that are most feasible and cost-effective on a watershed/regional basis.
	F-3	TAY-3	Phase I: Study the Mustang Creek Watershed for flood protection options, including the feasibility of regional detention in the upper part of the watershed. Phase II: Implement the project recommendations of the engineering study.	1,2,3,6	Dam Failure	Taylor City Engineer; LBCWCID	Local (Departmental Budget); TWDB; PDM; HMGP; FMA: CDBG	B/C: The Mustang Creek Watershed Study provides the basis for making detailed cost-benefit. (\$\$) TF: The study will examine multiple options and proposes those that are most feasible and cost-effective on a watershed/regional basis.
	F-4	TAY-4	Conduct "tabletop exercises" with emergency response personnel from multiple agencies, to determine further mitigation opportunities and response vulnerabilities.	1,2,3,5	All	Taylor Emergency Manager; Taylor PD	Local (Departmental Budget)	B/C: Exercises are critical ways to learn at minimal cost. (\$) TF: Proven feasible with prior action.
	F-5	TAY-5	Referring to the Mustang Creek Watershed study, determine the appropriateness of an increased BFE elevation requirement.	1,2,3,6		Taylor Floodplain Administrator	Local Departmental Budget	B/C: Applying to new construction, some increased cost of compliance, though with detailed watershed study will be based on sound technical data. (\$) TF: Primary means of regulating development in floodplain.
	F-6	TAY-6	Enter the Community Rating System (CRS) program to enable reduced insurance premiums within the community.	1,2,3,4,6		Taylor Floodplain Administrator	Local Departmental Budget	B/C: Administrative cost vs. long-term benefit. (\$) TF: Voluntary program.
	F-7	TAY-7	Consider the establishment of a voluntary "acquisition and demolition program", "acquisition and structure relocation program", "structure elevation program" to address repetitive loss, floodprone properties.	1,2,3		Taylor Floodplain Administrator	Local (Departmental Budget); HMGP; SRL; FMA; PDM; CDBG	B/C: Administrative cost vs. long-term benefit. (\$-\$\$) TF: Voluntary program.
	F-8	TAY-8	Perform a detailed study of the Bull Branch watershed, including a dam safety study of the City Lake dam and downstream.	1,2,3	Dam Failure	Taylor City Engineer	Local (Departmental Budget); TWDB	B/C: The Bull Branch Watershed Study provides the basis for making detailed cost-benefit. (\$-\$\$) TF: The study will examine multiple options and proposes those that are most feasible and cost-effective on a watershed/regional basis.
	F-9	TAY-9	Provide education materials online, and to real estate and insurance agencies, to increase community understanding of flood insurance. Hold a town hall meeting with NFIP representatives to discuss the insurance purchase process.	1,2,3,4,6		Taylor Floodplain Administrator	Local Departmental Budget	B/C: Administrative cost is minimal (\$) TF: The City has a website and access to published materials.
	F-10	TAY-10	(Revised 10-2020) Phase I: Perform a study to evaluate upstream detention and Donna Channel improvement options for the Bull Branch watershed. Phase II: Construct drainage improvements in accordance with the engineering recommendations of the study.	1,2,3,6		Taylor City Engineer	Local (Departmental Budget); TWDB; PDM; HMGP; FMA: CDBG	(Revised) B/C: The Bull Branch Watershed Study which includes the Donna Channel provides the basis for making detailed cost-benefit. (\$-\$\$) TF: The study will examine multiple options and proposes those that are most feasible and cost-effective on a watershed/regional basis.
	F-11	TAY-11	(Revised 01-27-2022) Kimbro/Shaw 2nd Street Drainage Improvement. The project proposes new storm drains and channels to convey stormwater runoff downstream. The project will also include new inlets, grading, street reconstruction and new drainage easements. The project will reduce the risk of interior flood inundation to existing structures in the project's vicinity. The project will collect and convey storm runoff downstream of the problem area via local storm drain improvements.	1,2,3,6		Taylor City Engineer	Local (Departmental Budget); TWDB; BRIC; HMGP; FMA: CDBG	(Revised) . (\$\$-\$\$\$) Kimbro/Shaw 2nd Street Drainage Improvement provides the basis for making a detailed cost-benefit with an ~ BCR of 2.42. Habitable structures will be protected from the risk of interior inundation from up to the 100-year frequency storm event.



February 24, 2022

Texas Division of Emergency Management
1033 La Posada
Suite 300
Austin, Texas 78752

Dear Brian Hurtuk,

On June 13, 2019, the Taylor City Council approved a multi-jurisdictional hazard mitigation plan for cities of Taylor and Thrall, along with the Lower Brushy Creek (LBC) WCID. The city has recently reviewed their plan and identified a mitigation action item that needed to be added.

Upon approval of the City Council and passing a formal resolution the City is requesting that the City of Taylor's mitigation action item F-11 (TAY-11) located in attachment B within the plan be updated.

If you have any questions please feel free to contact Deputy City Manager, Jeffery Jenkins, at 512-352-3675 or by email at Jeffery.jenkins@taylortx.gov.

Kind regards,

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



City Council Meeting

February 24, 2022

Transmittal Letter

Agenda Item #:

5

Agenda Title:

Hold a public hearing and introduce Ordinance 2022-06 regarding PZ-2021-1357 a change of zoning, on approximately 40.18 acres located at the northeast corner of North Drive and Carlos G. Parker Blvd. from Single-Family Residential Zoning District (R-1) to approximately of 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

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/Director of Development Services and Assistant City Manager

1. PURPOSE/DESCRIPTION

The purpose of the re-zoning is to develop a mixed-use neighborhood that's human scale and encourages pedestrian access to retail and commercial services within the neighborhood. The current zoning only allows single-family detached uses so mixed uses would not be possible. To move forward with the project changes to the Official Zoning Map are necessary.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicants' requests are to change the zoning district designation of R-1 at the northeast corner of NW Carlos G. Parker Boulevard and North Drive to B-1/CPD and R-1/RPD on approximately 40.18 acres. The B-1 Zoning District change would permit neighborhood commercial land uses compatible with existing and proposed residential land uses. Additionally, it would create a buffer between NW Carlos G. Parker and the proposed residential portions of the project. At the same time, the R-1/RPD Zoning District change would permit the developer to provide a variety of lot sizes and housing types within the context of a human scale neighborhood that offers a mix of land uses, different densities, and drainage/water features that serve as amenities and protect against flooding.

On February 8, 2022, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission unanimously recommend approval of the Zoning Map Amendments.

2. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Provide neighborhood commercial development that is complementary to the existing and proposed development • Provides a neighborhood design that meets the goals in the comprehensive plan of human-scale development patterns • Provides various lot sizes and housing types • Increase in tax base	• Will increase vehicular traffic on North Drive and Carlos Parker Blvd.

4. RECOMMENDATION

The Planning and Zoning Commission held a public hearing on February 8, 2022, and they unanimously recommended approval of the requests to change 40.18 acres of land zoned R-1 to 10.76 acres of B-1/CPD and 29.48 acres of R-1/RPD

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – February 8, 2022

City Council public hearing and ordinance introduction – February 24, 2022

City Council consideration of ordinance approval – March 10, 2022

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 5a. [Staff report](#)
- 5b. [Growth sectors map](#)
- 5c. [Future land use map](#)
- 5d. [Current zoning map](#)

- 5e. [Proposed zoning map](#)
- 5f. [Rezoning ordinance 2022-06](#)
- 5g. [Ordinance Exhibit A, B, & C](#)
- 5h. [Rezoning PowerPoint](#)
- 5i. [Urban Design Presentation](#)

City of Taylor
PZ-2021-1357
Zoning Map Amendment
Staff Report

Requested Action:

Zoning Map Amendment to change the zoning for a parcel of land, consisting of approximately 40.18 acres of land zoned Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

Applicant:

Elizabeth Krueger and Geraldo Reyes/E.V.K. Homes, LLC

Subject Property:

Approximately 40.18 acres, located at the northeast corner of Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:

Zoning: Single-Family Residential Zoning District (R-1)

Current Use: Agricultural

Proposed Zoning: 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD)

Future Land Use Plan: Neighborhood Infill

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	Agriculture	ETJ
South	NW Carlos G. Parker Boulevard ROW	R-1 across Carlos G. Parker Boulevard
East	Institutional/Public	R-1
West	North Drive ROW	B-1 and R-1/RPD

Purpose:

The purpose of the re-zoning is to develop a mixed-use neighborhood that includes a variety of housing choices, is human scale and provides retail and commercial services within walking distance of the residents of the neighborhood.

Staff Analysis:

The subject property is approximately 40.18 acres of agricultural land, located on the northeast corner of NW Carlos G. Parker Boulevard and North Drive. Currently, it is zoned Single-Family Residential Zoning District (R-1). The applicant proposes planned

development overlays for future commercial and residential development on the subject property. Along the frontage of Carlos G. Parker Boulevard, the developer is proposing commercial and mixed-use development on approximately 10.76 acres. In addition, on approximately 29.42 acres, the applicant is proposing residential and mixed-use development.

Not all of the proposed land uses and development standards are permitted in the R-1 Zoning District. For the planned developments to move forward, changes to the approved zoning map are necessary. As proposed, a re-zoning to Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) would be the most appropriate for the land next to Carlos G. Parker Boulevard and the southern part of North Drive as it is an ideal buffer from the busy intersection. The base zoning of B-1 is appropriate as it permits local business to meet the daily needs of the surrounding neighborhoods. B-1 does not permit large format retail or intense commercial development. Additionally, the overlay permits the development standards to be tailored to the specific site while meeting the applicants' goals, e.g., pedestrian-friendly, concerning uses, setbacks, and orientation to NW Carlos G. Parker and the residential development.

On approximately 29.42 acres, the applicants plan to create a variety of residential lot types; however, the minimum lot size in the R-1 district is 7,000 square feet. Also, only low density, single-family detached residential development is permitted in the R-1 Zoning District, so the applicants are requesting a Residential Planned Development Overlay to allow for a variety of residential lots and housing types. The Residential Planned Development Overlay would permit the applicants to vary the lot widths and incorporate other types of residential development. The overlay permits the applicants to design their development so that the density is higher by the commercial development and lower to the north by the agricultural land use. Tailoring the development this way will provide choices for potential residents of the Northside Planned Development. The planned development design includes a grid layout for maximum connectivity to the entire community so it is easy to visit neighbors, access retail and enjoy the amenities that include open and civic space along with water features.

In summary, the applicants' requests are to change the zoning district designation of R-1 at the northeast corner of NW Carlos G. Parker Boulevard and North Drive to B-1/CPD and R-1/RPD on approximately 40.18 acres. The B-1 Zoning District change would permit neighborhood commercial land uses compatible with existing and proposed residential land uses. Additionally, it would create a buffer between NW Carlos G. Parker and the proposed residential portions of the project. At the same time, the R-1/RPD Zoning District change would permit the developer to provide a variety of lot sizes and housing types within the context of a human scale neighborhood that offers a mix of land uses, different densities, and drainage/water features that serve as amenities and protect against flooding.

Staff Recommendation:

As City Staff, we are charged with using the Comprehensive Plan as a guide for making recommendations to the Planning and Zoning Commission on proposed re-zoning requests. Staff recommends approval of the request to rezone approximately 40.18 acres as the

Northside Planned Development as it furthers the following policies in the Envision Taylor Comprehensive Plan:

LU1 New development should resemble the form and scale of traditional development patterns in Taylor.

LU3 New mixed-use centers should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.

LU9 Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.

LU11 Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.

T1 New streets should connect to Taylor's existing street grid and should be consistent with traditional block sizes in Taylor.

T8 Streets should be designed to prioritize economic productivity and placemaking while roads should be designed to prioritize vehicular throughput.

H1 Neighborhoods should have a mix of housing affordable to all income levels and age groups.

The subject property is in the Infill Neighborhood Sector (G-4) with a Future Land Use designation of Neighborhood Infill. The Neighborhood Infill areas are “anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing, infill neighborhoods accommodate smaller neighborhood-oriented retail and services.”

The applicants' proposal is consistent with the goals and policies identified in the Envision Taylor Comprehensive Plan.

Planning and Zoning Commission Recommendation:

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

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

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

As noted previously, the proposed re-zoning is consistent with the Comprehensive Plan as it's designated as Neighborhood Infill on the Growth Sector Map and the FLUP.

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

The re-zoning is compatible with the surrounding area. There are commercially zoned properties on both sides of NW Carlos G. Parker Boulevard, between North Drive and Old Georgetown Road. Across North Drive, the property has been re-zoned to B-1 and R-1/RPD. The project is like this proposal, as it is both commercial and residential with various lot sizes and housing types. To the south, the property was developed with single-family residential uses. To the east, Taylor Middle School fronts on Carlos G. Parker Boulevard.

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

Staff analysis indicates the re-zoning of the subject property will promote public health, safety, and welfare. In addition, the policies in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development. Therefore, the developer has incorporated applicable principles and policies into the layout of the development.

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

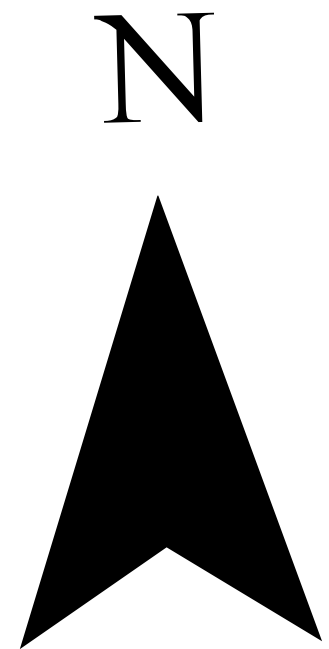
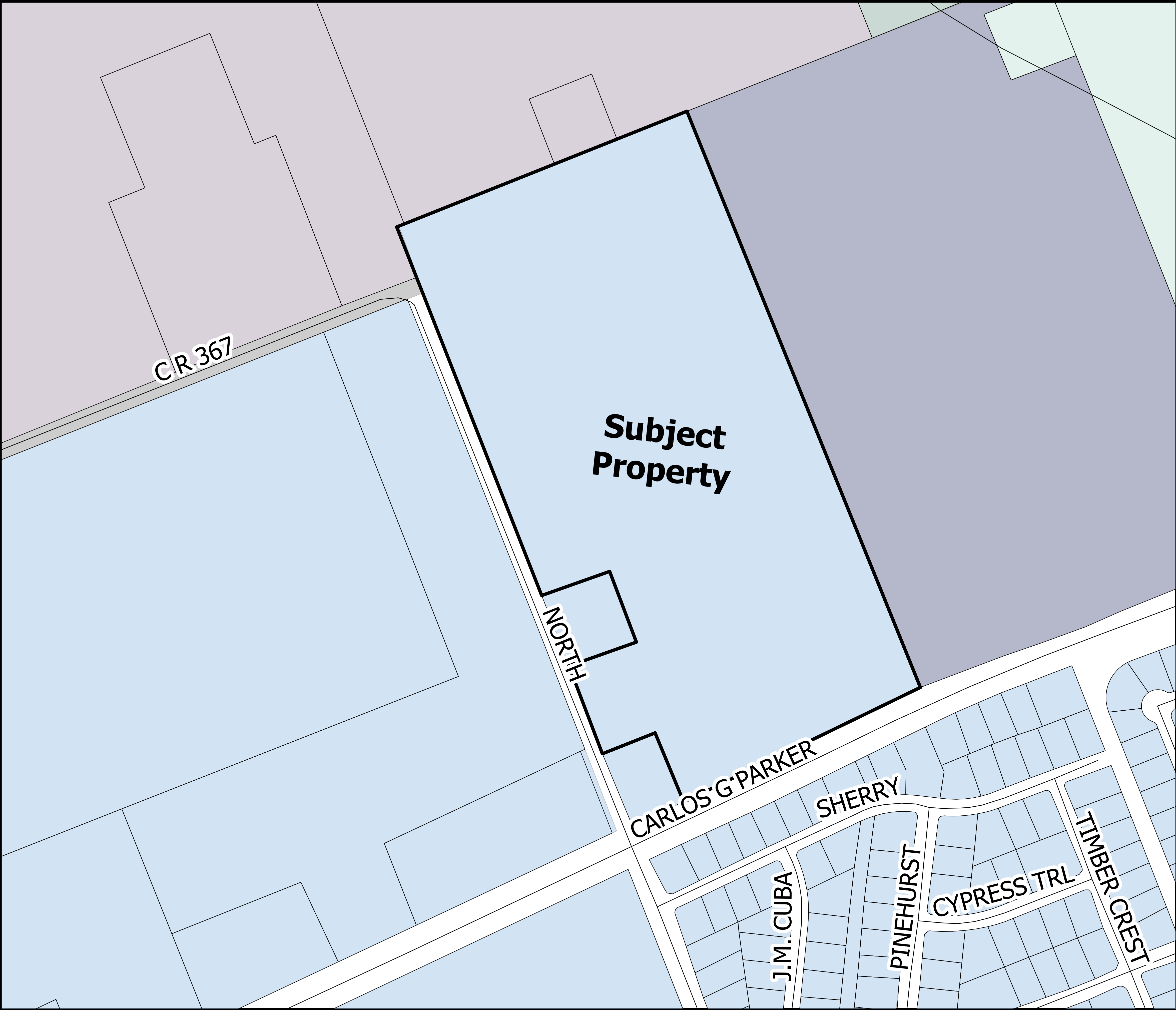
Adequate public facilities are available and will be extended for the project by the developer.

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

Taylor has been growing recently, so some new commercial development is inevitable and necessary. New commercial development will help meet the daily needs of residents. It will increase the tax base as residents will have more choices for shopping in Taylor. Additionally, people who want to purchase homes in Taylor need inclusive neighborhoods with something to offer everyone in all stages of life as one size does not fit all.

Attachments:

1. Growth Sector
2. FLUP
3. Current Zoning Map
4. Proposed Zoning Map
5. Draft Ordinance
 - a. Exhibit "A", Metes and Bounds
 - b. Exhibit "B," Proposed PD
 - c. Exhibit "C," Proposed Zoning Map

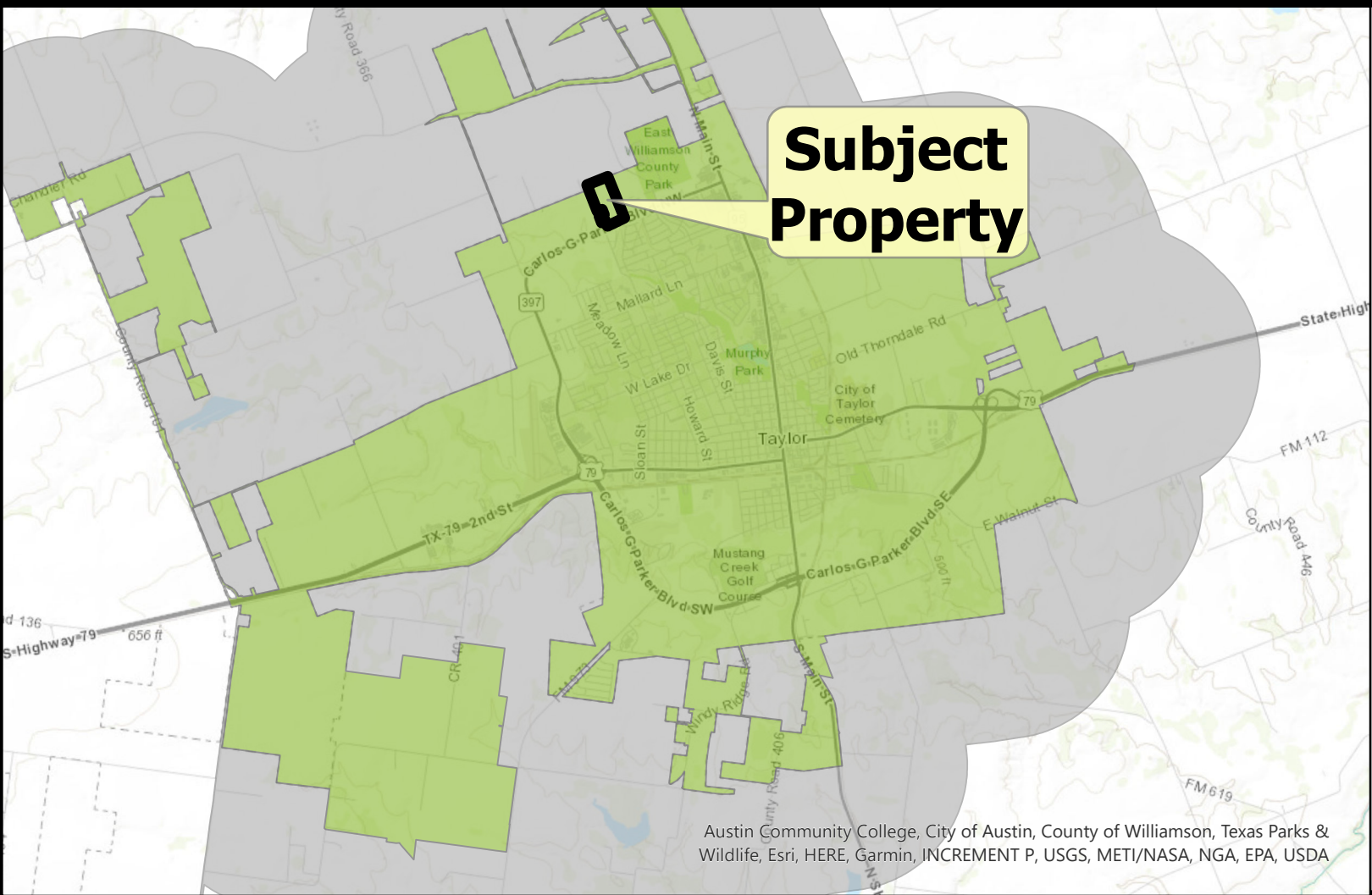


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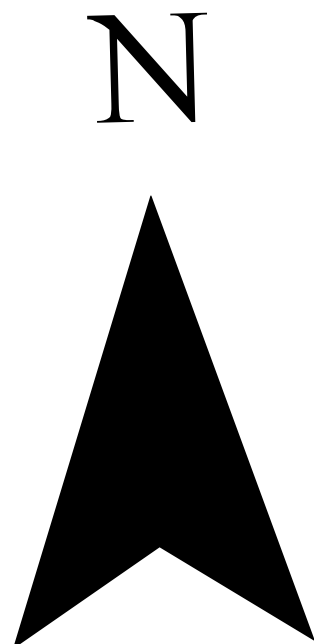
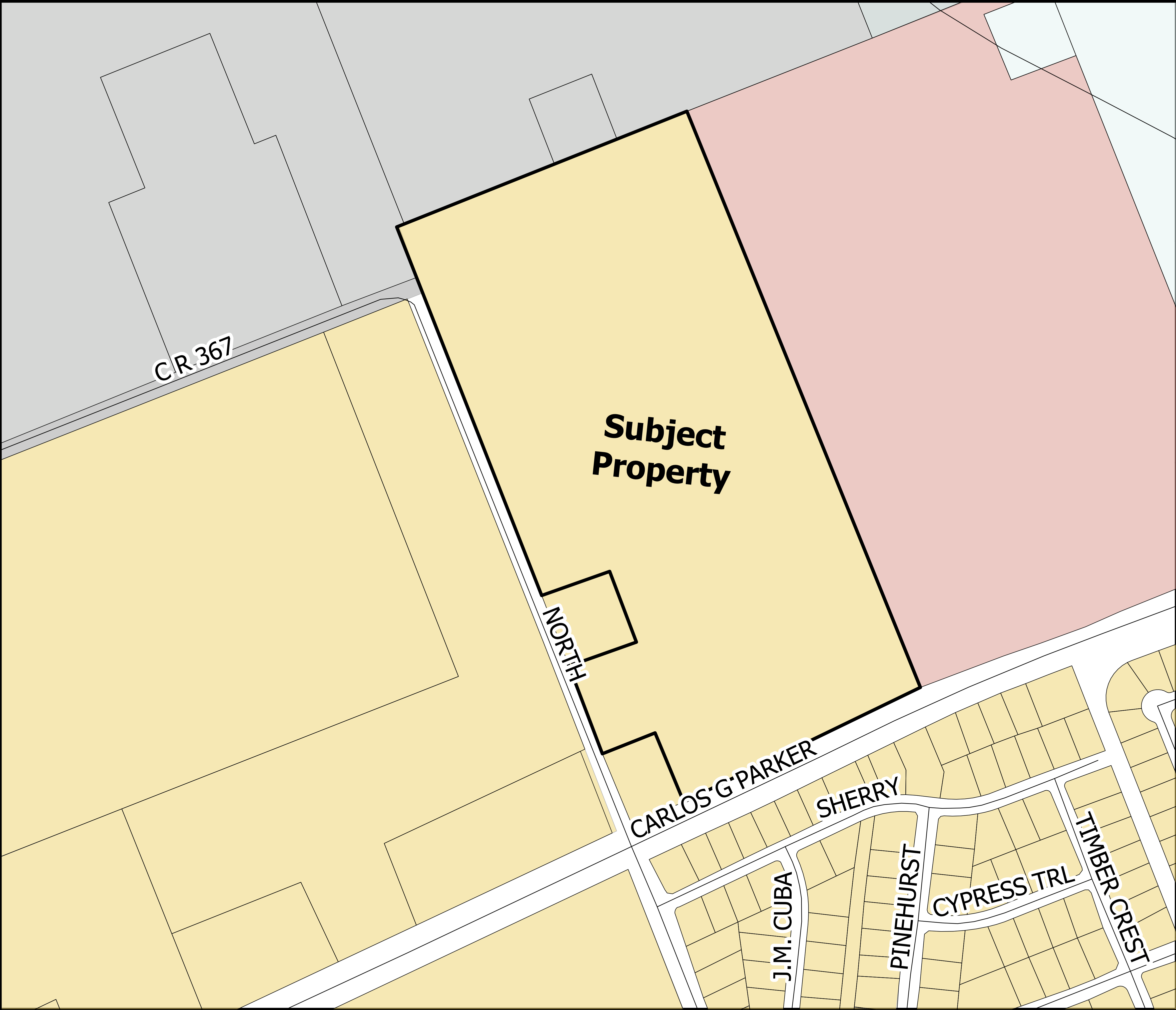
**Northside
Growth Sectors Map
Approximately 40.18 acres
of Infill Neighborhood Sector**

Legend

- | | |
|------------------|--------------------------------|
| ETJ | 2021 Growth Sectors Map |
| Subject Property | Open Sector |
| Parcels | Restricted Growth Sector |
| Streets | Infill Neighborhood Sector |
| | Infill Growth Sector |



0 145 290 580 US Feet



PZ-2021-1357

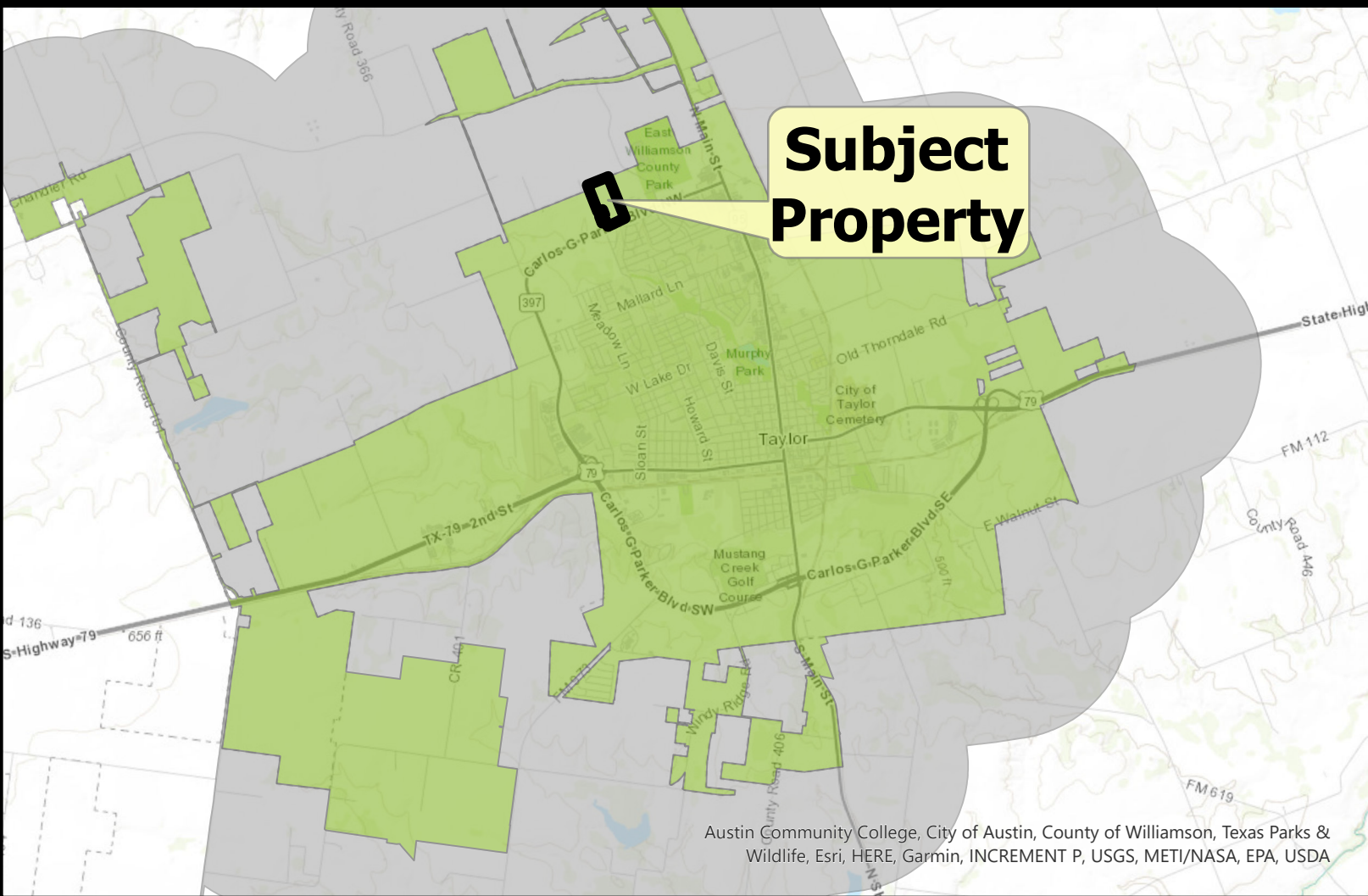
Northside
Future Land Use Map
Approximately 40.18 acres
of Neighborhood Infill

Legend

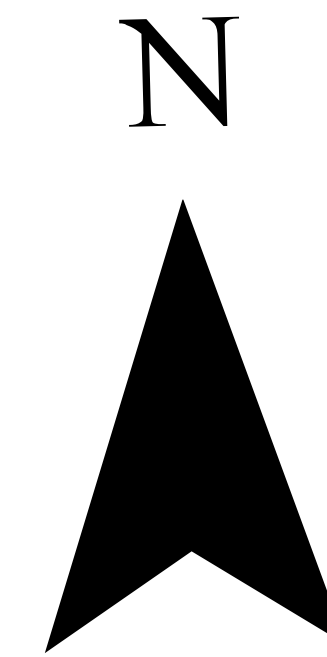
- ETJ
- Subject Property
- Parcels
- Streets

2021 Future Land Use Map

- Area of Minimal Change
- Civic Center: Community
- Neighborhood Infill
- Open Space



0 145 290 580 US Feet

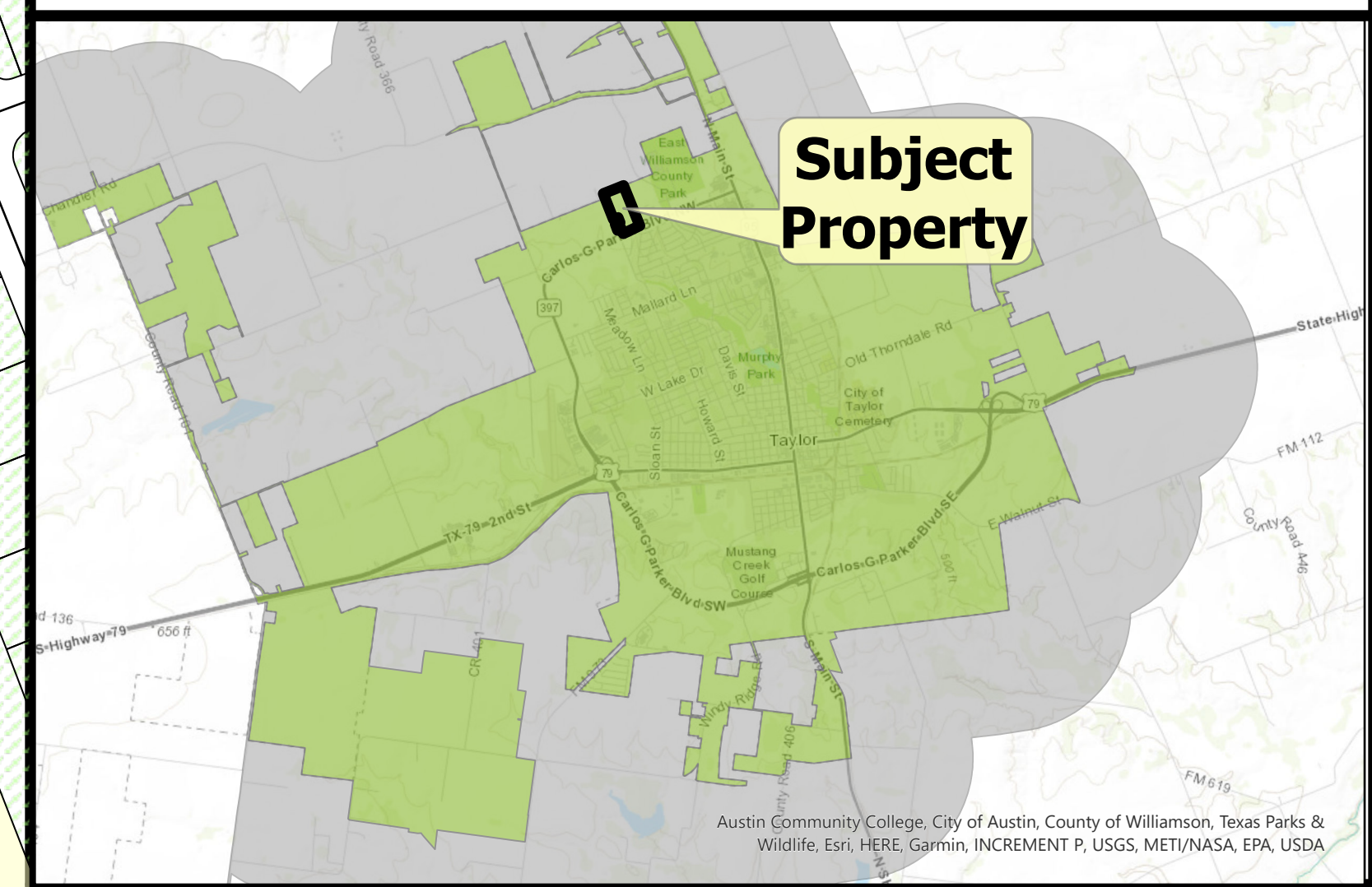


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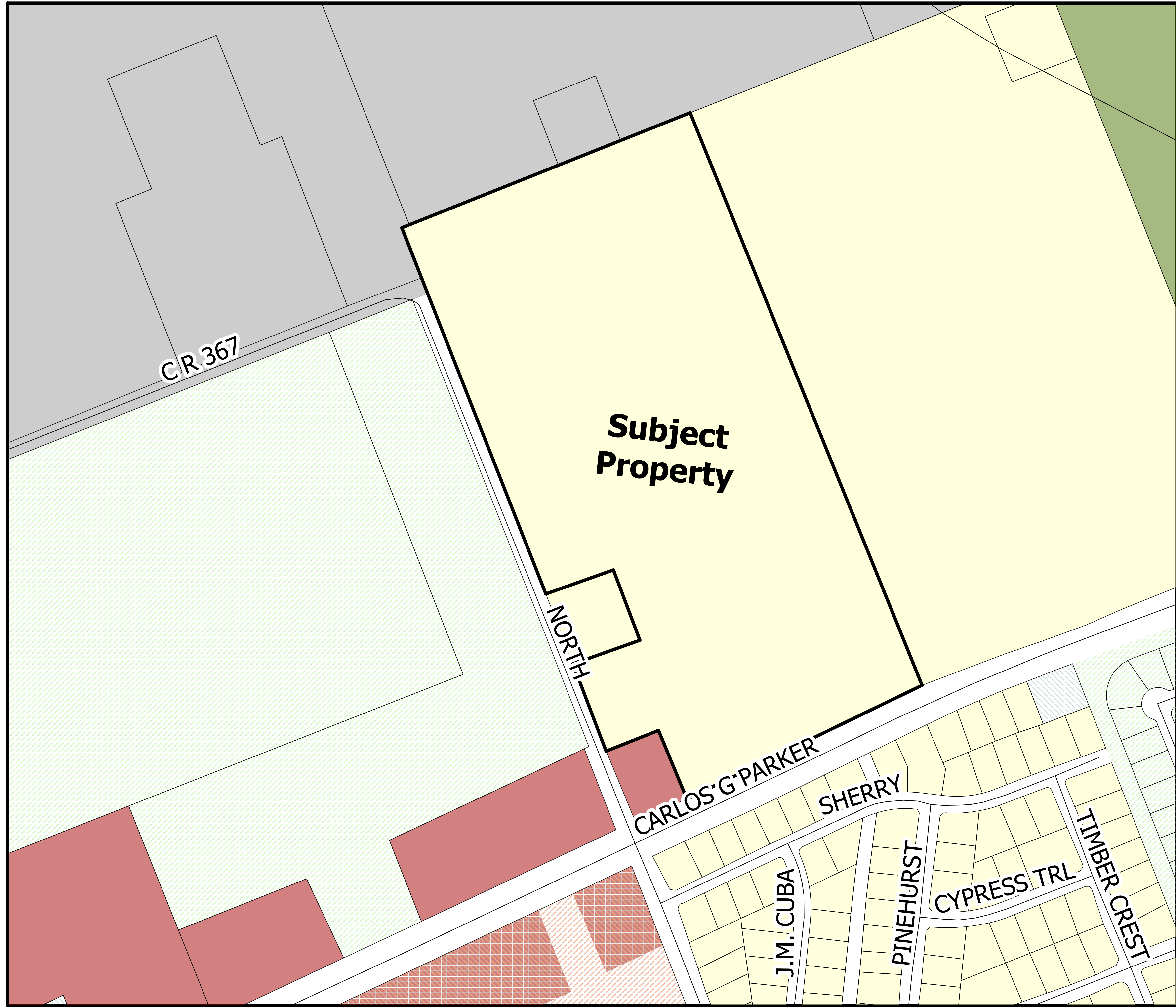
Northside
Current Zoning Map
Approximately 40.18 acres
of Single-Family Residential
Zoning District (R-1)

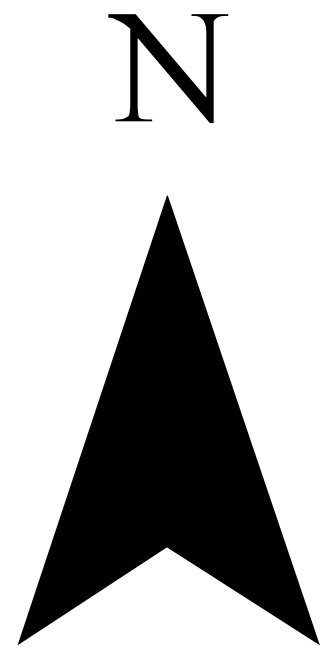
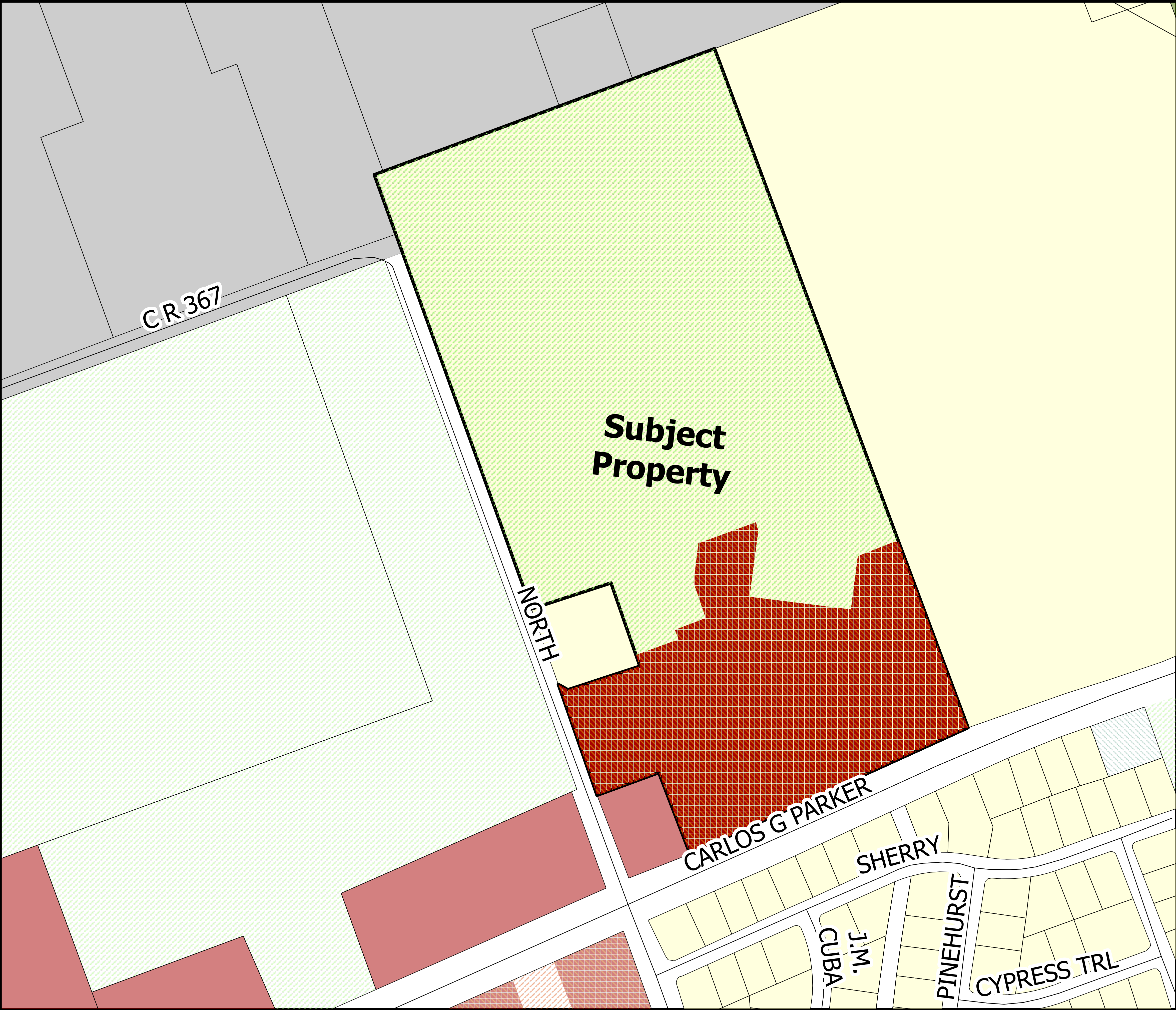
Legend

- | | |
|--------------------|--|
| ■ ETJ | ■ B-1/CPD |
| ■ Subject Property | ■ P Parks |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential Planned Development |
| ZONING | ■ R/A Rural Agriculture |
| ■ B-1 | ■ MF-1/RPD |



0 145 290 580 US Feet



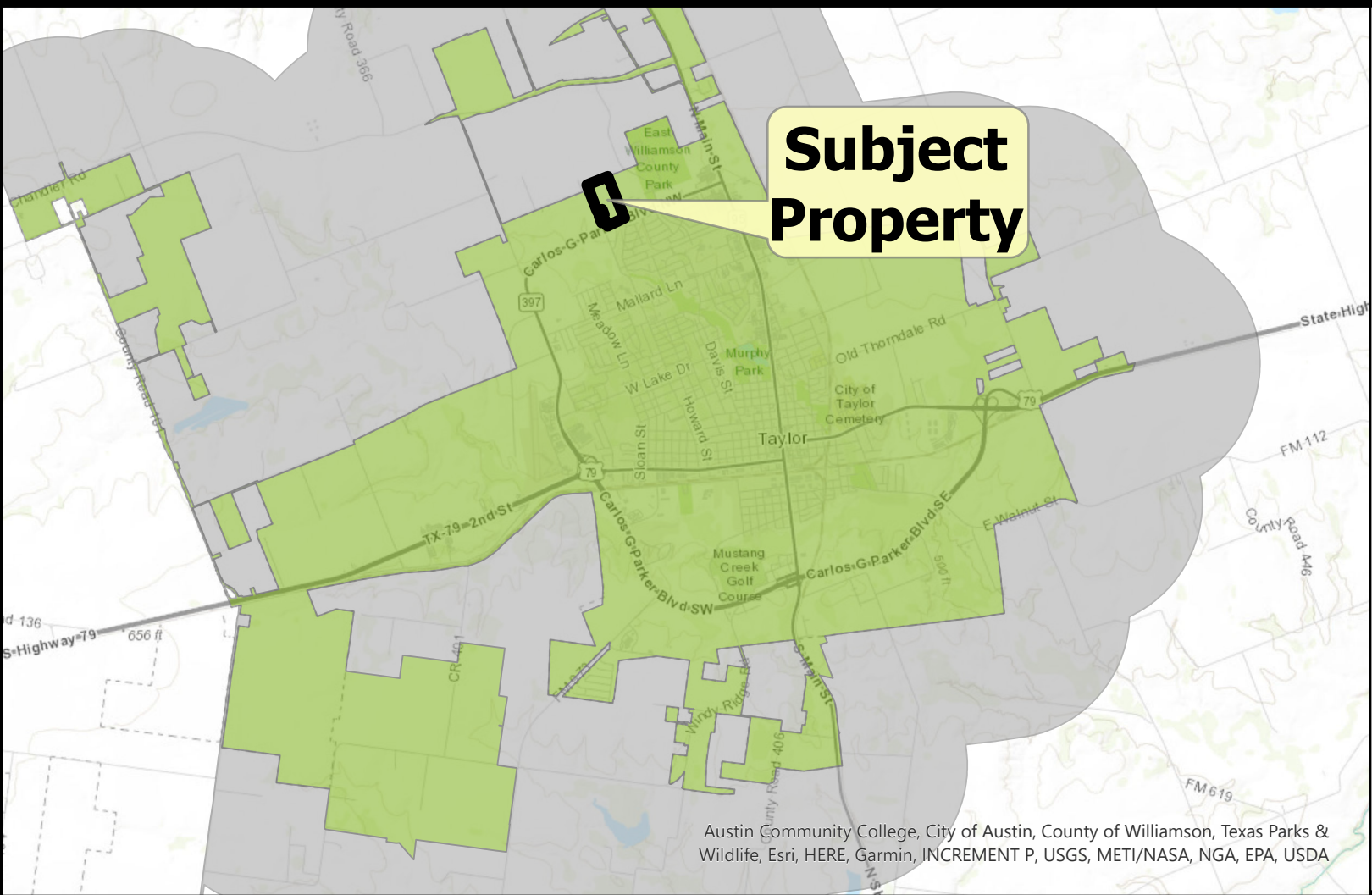


PZ-2021-1357

**Northside
Proposed Zoning Map
Approximately 29.42 acres of
R-1/RPD and 10.76
acres of B-1/CPD**

Legend

- | | |
|--------------------|--|
| ■ ETJ | ■ B-1/CPD |
| ■ Subject Property | ■ P Parks |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential Planned Development |
| ZONING | ■ R/A Rural Agriculture |
| ■ B-1 | ■ MF-1/RPD |



0 145 290 580 US Feet

ORDINANCE NO. 2022-06

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 40.18 ACRES OF LAND AT THE NORTHEAST CORNER OF CARLOS G. PARKER BOULEVARD AND NORTH DRIVE, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R018652, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO APPROXIMATELY 10.76 ACRES OF LOCAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-1/CPD) AND 29.42 ACRES OF SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on February 24, 2022, to consider the request made by E.V.K. Homes, LLC through Elizabeth Krueger and Geraldo Reyes, 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 Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 8, 2022, to consider the zoning request, and recommended the 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 described in Exhibit “A” is changed from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1-1/RPD).

SECTION 3. The Commercial and Residential Planned Development overlays hereby referred to as the Northside Planned Development that shall be applied to and be required for the Property are described in Exhibit “B” attached hereto and incorporated herein for all purposes.

Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development standards in Exhibit “B”. Notwithstanding Section 2.18.4 of the Zoning Ordinance, the uses allowed in the Commercial Planned Development shall be all uses allowed within the B-1 zoning district as modified by the Planned Development standards in Exhibit “B”. Notwithstanding the right-of-way requirements and street configuration in the Transportation Plan for the Neighborhood Avenue shown within the boundaries of the Property, the right-of-way width and street configuration shall be as described in the Planned Development standards in Exhibit “B”.

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1-1/RPD as shown in Exhibit “C” attached hereto and incorporated 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 2022-06 was introduced before the Taylor City Council on the 24th day of February 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

Exhibit "A"

STATE OF TEXAS
COUNTY OF WILLIAMSON

May 31, 2018

40.184 ACRES

These notes describe that certain tract of land located in the **W. J. BAKER SURVEY, ABSTRACT NO. 65, located in the City of Taylor** situated in Williamson County, Texas; subject tract being all of a called "40.164 Acres" conveyed in a Correction Warranty Deed from John H. Miles, JR. and wife, Ruth Ann Miles to Seguin Affordable Housing, L.P. dated 8-1-2002 and recorded in Document No. 2003088223 of the Official Public Records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on May 29, 2018, and being more fully described as follows:

BEGINNING at a 1/2" Iron rod found (capped) in the North line of Carlos Parker Blvd, being the Southwest corner of Lot 1, Block 1, of the North School Addition, a subdivision in Williamson County as recorded in Document No. 2002033288 of the Plat Records of Williamson County (PRWC), also being the Southeast corner of herein described tract, from which a Concrete Monument found in the South line of said "Lot 1, Block 1", bears North 64° 42' 56" East a distance of 42.00 feet;

THENCE South 64° 42' 33" West with the North line of Carlos G. Parker Blvd and the South line of said "40.164 Acres", a distance of **783.40 feet** to a 1/2" Iron rod found (capped 1433) at the Southeast corner of a called "0.924 Acres" conveyed in a General Warranty Deed from RCT Holdings, LLC to RCT Holdings, LLC - 404 Carlos Parker Blvd. Series dated 5-13-2016 and recorded in Document No. 2016044780 (OPRWC) also being the Southwestern-most corner of herein described tract;

THENCE North 21° 59' 27" West with the East line of said "0.924 Acres", a distance of **210.18 feet** to a set 1/2" Iron rod (capped BRYAN TECHNICAL SERVICES) being the Northeast corner of said "0.924 Acres" also being an interior corner of herein described tract;

THENCE South 69° 55' 18" West with the North line of said "0.924 Acres" a distance of **177.85 feet** to a 1/2" Iron rod found in the East line of North Drive, being the Northwest corner of said "0.924" and being an exterior corner of herein described tract;

THENCE North 21° 54' 12" West with the East line of North Drive a distance of **305.63 feet** to a 1/2" Iron rod found in the East line of North Drive, being an exterior corner of a called "1.163 Acres" conveyed in a Special Warranty Deed with Third Party Vendor's Lien from Kenmar Residential Services, Incorporated to Peaco Real Estate dated 3-1-2017 and recorded in Document No. 2017020661 (OPRWC) also being an exterior corner of herein described tract;

THENCE South 66° 19' 30" East with an exterior line of said "1.163 Acres" a distance of **28.49 feet** to a 1/2" Iron rod found at an exterior corner of a said "1.163 Acres" also being an interior corner of herein described tract;

THENCE North 68° 25' 28" East with the South line of said "1.163 Acres" a distance of **204.66 feet** to a 1/2" Iron rod found at the Southeast corner of a said "1.163 Acres" also being an interior corner of herein described tract;

THENCE North 21° 32' 06" West with the East line of said "1.163 Acres" a distance of **227.63 feet** to a 1/2" Iron rod found at the Northeast corner of a said "1.163 Acres" also being an interior corner of herein described tract;

THENCE South 67° 45' 24" West with the North line of said "1.163 Acres" a distance of **224.94 feet** to a 1/2" Iron rod found in the East line of North Drive, being the Northwest corner of a said "1.163 Acres" also being an exterior corner of herein described tract;

THENCE North 21° 42' 09" West with the East line of North Drive and passing the Southeast corner of a called "152.545 Acres" conveyed in a Special Warranty Deed from Wilbert J. Vorwerk, Individually and as Independent Executor of the Estate of Joyce Vorwerk, (Deceased) to Wilbert J. Vorwerk dated 5-13-2016 and recorded in Document No. 2016044897 (OPRWC) at approximately 1044.00 feet (no monumentation found), then continuing for a total a distance of **1198.46 feet** to a 1/2" Iron rod found in the East line of said "152.545 Acres" being the Southwest corner of a called "97.333 Acres" conveyed in a Independent Co-Executor's Deed from William B. Bohls and Stephen F. Bohls as the Independent Co-Executor's of the Estate of F. O. Bohls, (Deceased) to William B. Bohls and Stephen F. Bohls, Individually dated 11-18-1999 and recorded in Document No. 199980704 (OPRWC), also being the Northwest corner of herein described tract;

THENCE North 68° 00' 05" East with the South line of said "97.333 Acres" a distance of **967.96 feet** to a 1/2" Iron rod found at the Northwest corner of a said "Lot 1, Block 1" also being the Northeast corner of herein described tract;

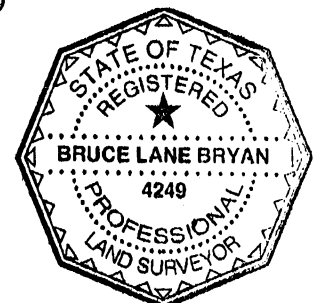
THENCE South 21° 30' 08" East with the West line of said "Lot 1, Block 1" a distance of **1880.06 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **40.184 Acres**.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central-zone) NAD 83/93 adjustment.

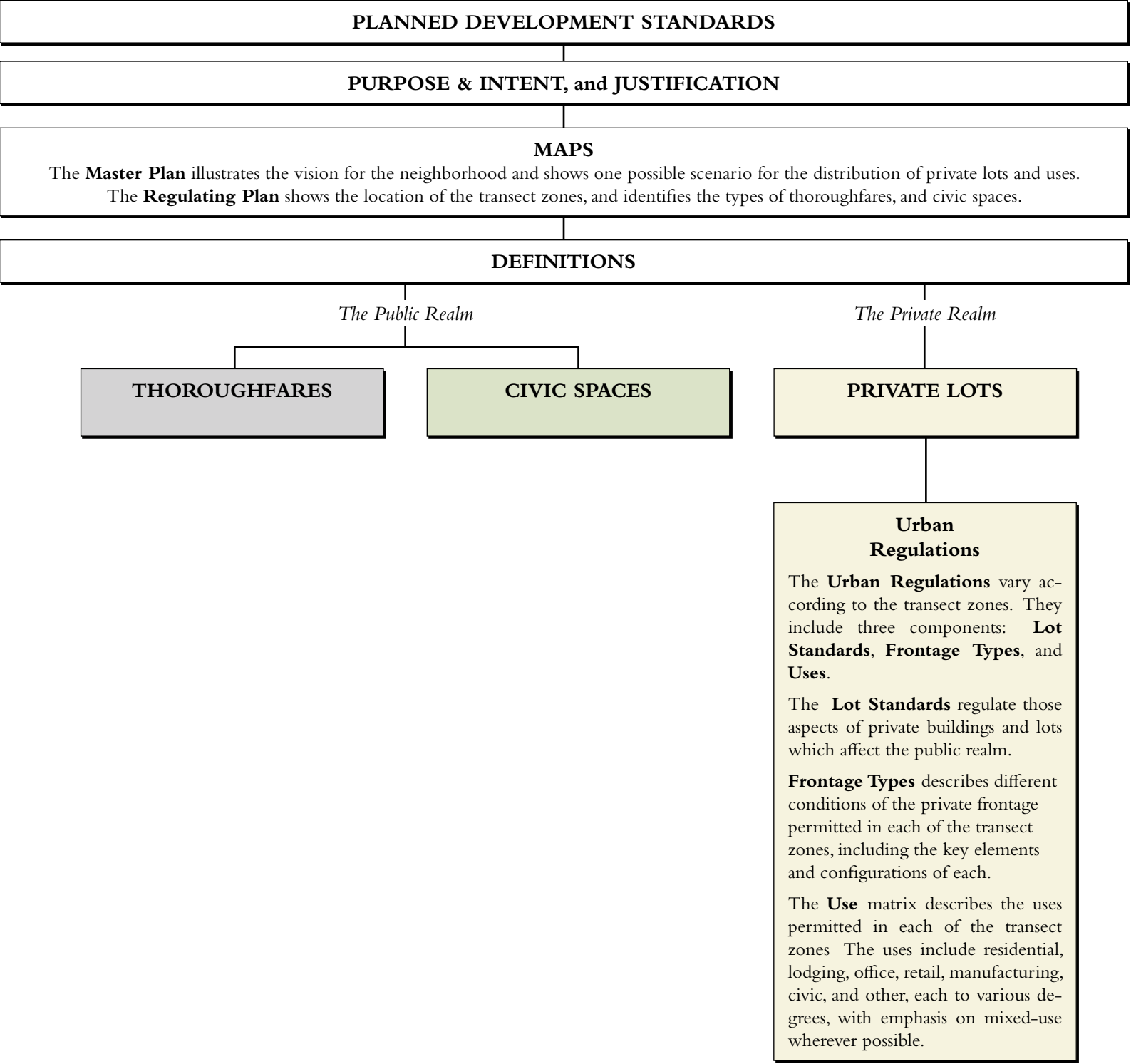
~~Bruce Lane Bryan~~

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.
911 North Main, Taylor, Texas 76574
Firm No. 10128500
www.bryantechnicalservices.com



6/31/2018 2:38 PM



A MASTER PLAN FOR
N O R T H S I D E
TAYLOR, TEXAS

C: PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards..... C.1

Purpose & Intent C.2

Master Plan..... C.3

Regulating Plan C.4

Thoroughfare Types C.5-C.7

Thoroughfare Standards C.7

Civic Space Types & Standards C.8-9

Lot Standards C.10-C.12

Frontage Types C.13

Use..... C.14

Definitions..... C.15

Exhibit "B"

PURPOSE & INTENT

The intent of these PD Standards is to enable a pedestrian-friendly neighborhood design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 40 acres designed as a mixed-use, walkable community with a range of uses which may include lodging, office, retail, restaurant, and civic uses. The Regulating Plan allows flexibility with the parameters of the PD Standards. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market’s needs as the city grows.

At the Scale of the Neighborhood:

- Various daily needs occur within a walk of most dwellings.
- An interconnected network of thoroughfares is designed to disperse traffic.
- A range of civic spaces (parks, greens, squares, and plazas) is distributed throughout the neighborhood.
- Most commercial, civic and institutional activity is embedded in the Neighborhood Center.
- The transect zones reflect distinct physical environments, providing meaningful choices to potential residents.
- A range of housing types are provided to accommodate a diversity of household types and market demand.

At the Scale of the Block and the Building:

- The design of thoroughfares and buildings should reinforce safe environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the physical definition of thoroughfares and civic spaces.
- Civic buildings are distinctive and reflect their importance.
- The neighborhood evolves harmoniously and orderly.
- Architecture and landscape design should grow from climate, topography, history, and regional building practices.



A Typical Rural to Urban Transect, with Transect Zones

JUSTIFICATION

The primary reason for requesting the zoning change is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management and the like. This new community closely aligns with the City’s long-term vision/goals and will help the City meet the ever growing demand for walkable communities.

Additional Notes

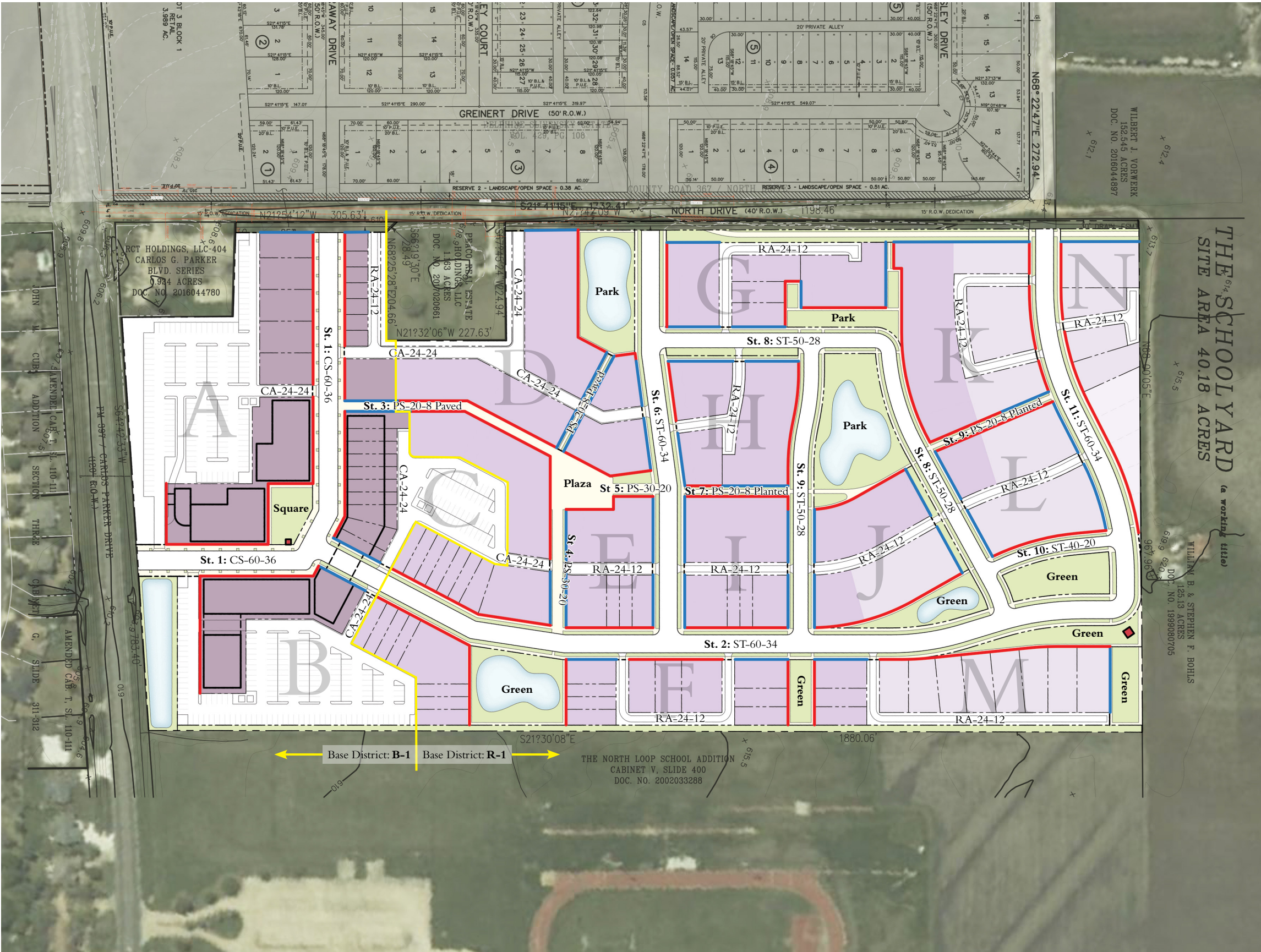
1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of the PD Standards. In the event of a conflict between the PD Standards and any otherwise applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
2. It is the design purpose and intent not the “letter” of the PD Standards to which improvements should conform.
3. The PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. It is expected that the standards for the typical condition will be applied to the actual condition, and modified or refined in a reasonable manner that achieves the intent of the PD.
4. There are two types of deviations from these PD Standards: Warrants and Variances (see Definitions). Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of “scrivener’s errors” within this document shall be handled by Warrant.
5. Sources for various texts, definitions and illustrations include the Lexicon of the New Urbanism and Smartcode v9.2 by Andres Duany, et. al.



Notes:

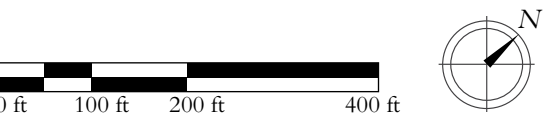
1. Parking lots facing Carlos G. Parker Blvd. are screened with clustered, mixed shrubs and trees.
2. A single row of street trees complements those in ROW, if any, along Carlos G. Parker Blvd.
3. Street 2 and/or Street 11 are intended to connect to the property to the north with the exact location of the connection(s) to be determined if and when the property to the north is developed.
4. Street 9 and/or Street 6 may connect to the property to the east with the agreement of the applicant and the property owner to the east.

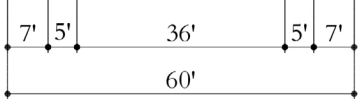
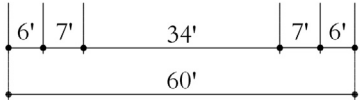
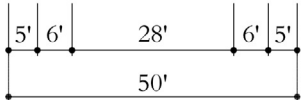
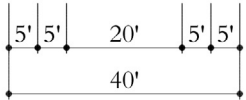
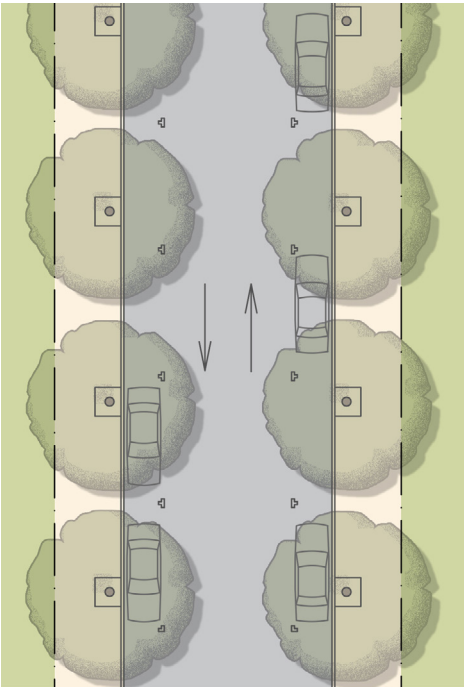
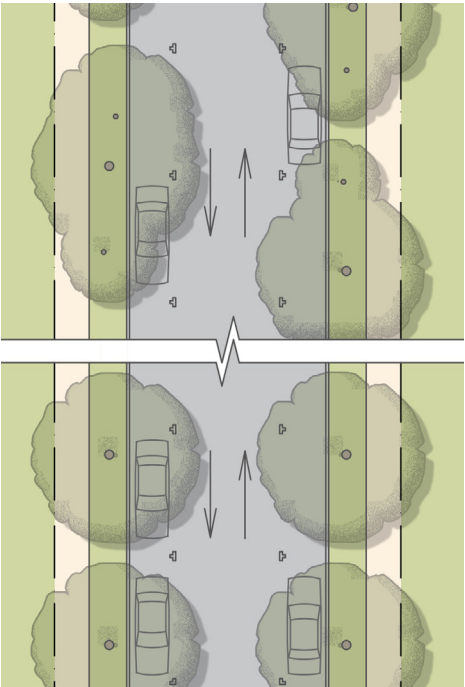
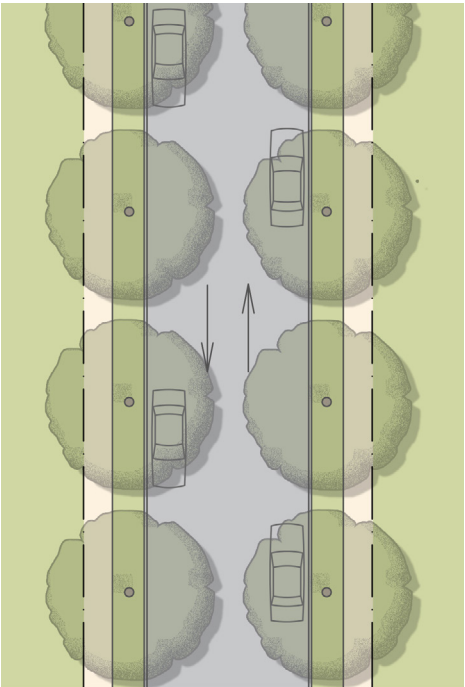
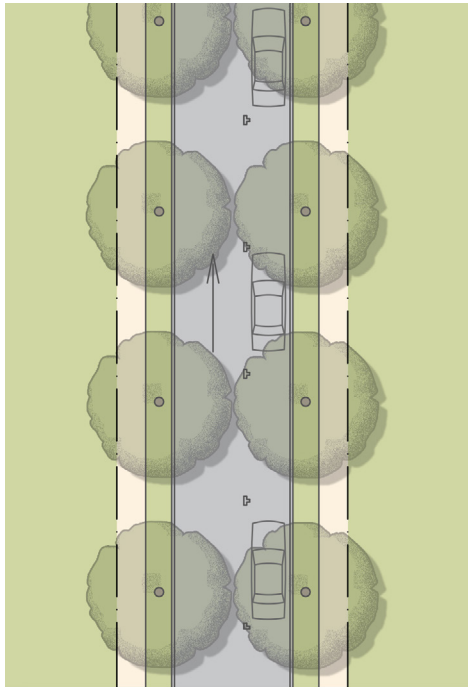
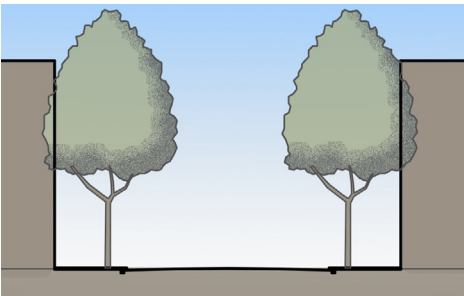
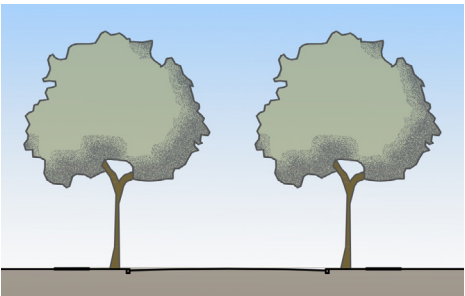
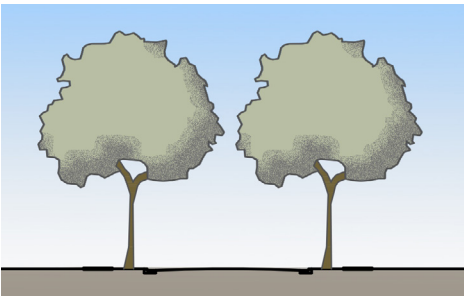
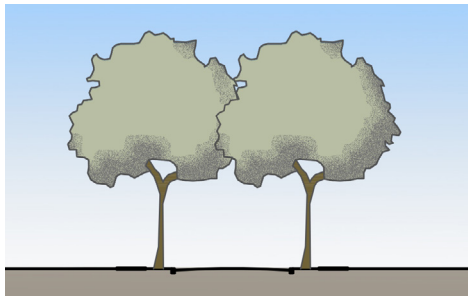




- T3: Neighborhood Edge Zone
- T4: Neighborhood General Zone
- T5: Neighborhood Center Zone
- Block Letter
- St. #: X-#-# Thoroughfare Number & Type (see C.5-C.7)
- Civic Space (see C.8-C.9)
- Civic Building
- R.O.W.
- Lot Line
- Primary Frontage
- Secondary Frontage
- Base Zoning District

- Notes:**
- The exact locations of boundaries between base zones may be adjusted to accommodate future adjustments to the Master Plan.
 - Although Street 6 is intended to align with the street across North Drive, a median is not proposed for Street 6 and the dimensions of Street 6 shall be as noted on the Regulating Plan and Thoroughfares Types (See C.5).





ST-40-20

YS-50-28

ST-60-34

CS-60-36

Street
40 ft. ROW
20 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
5 ft. Tree Lawn
Allee, 25 ft. o.c.
5 ft. Sidewalk

Yield Street
50 ft. ROW
28 ft. Pavement
Yield Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
6 ft. Tree Lawn
Allee, 25 ft. o.c.
5 ft. Sidewalk

Street
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
T3: Clustered / T4-5: Allee, 25 ft. o.c.
6 ft. Sidewalk

This thoroughfare type overrides City standards for Neighborhood Avenue.

Commercial Street
60 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25 ft. o.c.
7 ft. Sidewalk

- Thoroughfare Type**
- RD Road
 - ST Street
 - YS Yield Street
 - CS Commercial Street
 - LN Lane
 - RA Rear Alley
 - PT Path
 - PS Passage

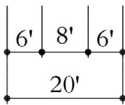
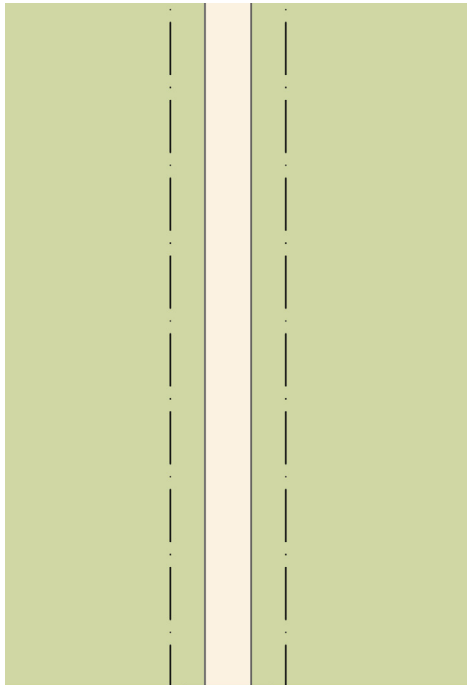
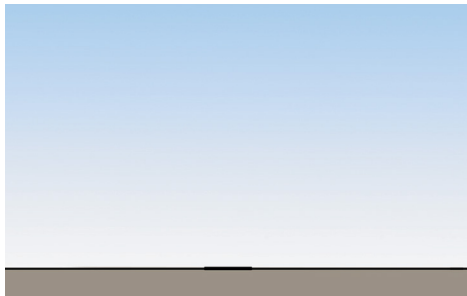
Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Notes

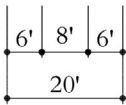
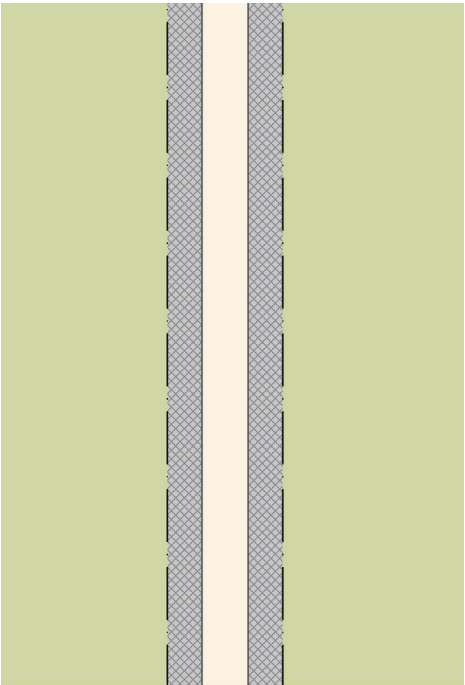
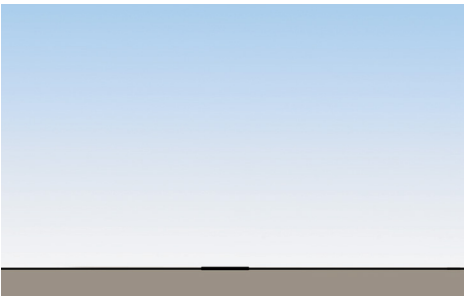




PS-20-8 Planted

Passage
20 ft. ROW
8 ft. Pavement
N/A
N/A
N/A
N/A
N/A
6 ft. Planting Zone
Clustered
8 ft. Pavement

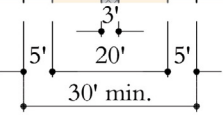
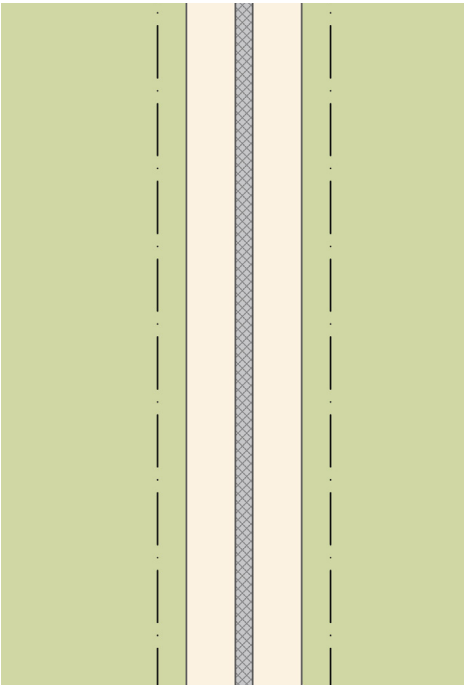
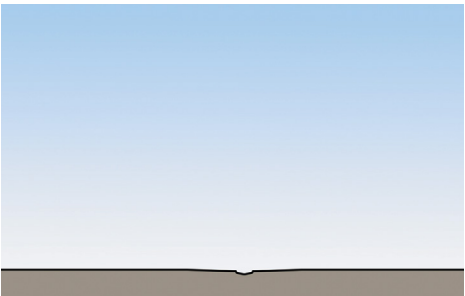
This thoroughfare type will be privately owned and maintained.



PS-20-8 Paved

Passage
20 ft. ROW
8 ft. Pavement
N/A
N/A
N/A
6 ft. Brick or Slate Pavers
N/A
N/A
N/A
8 ft. Pavement

This thoroughfare type will be privately owned and maintained.



PS-30-20

Passage
ROW Width Varies, min. 30 ft.
20 ft. Pavement
N/A
N/A
N/A
3 ft. Cobblestone Center Drain
Inverted Crown
5 ft. Planting Zone
Ground cover
20 ft. Pavement

This thoroughfare type will be privately owned and maintained.

- Thoroughfare Type
- RD

Road
- ST

Street
- YS

Yield Street
- CS

Commercial Street
- LN

Lane
- RA

Rear Alley
- PT

Path
- PS

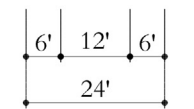
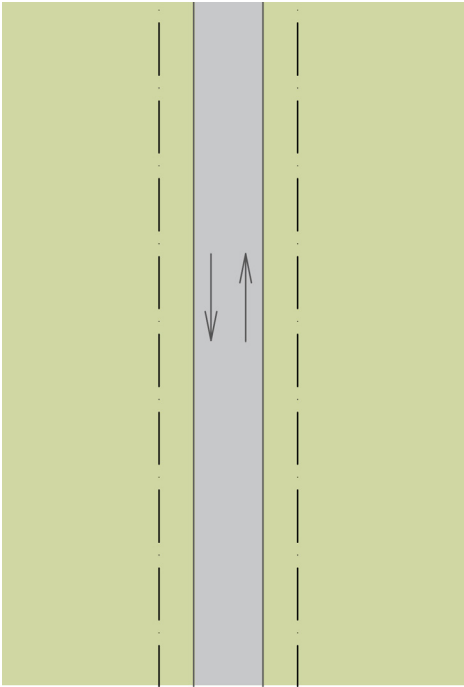
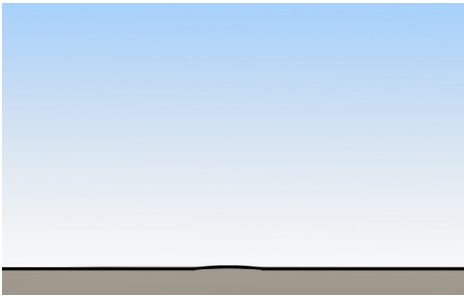
Passage

Right-of-Way Width

Pavement Width

XX-##-##

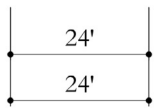
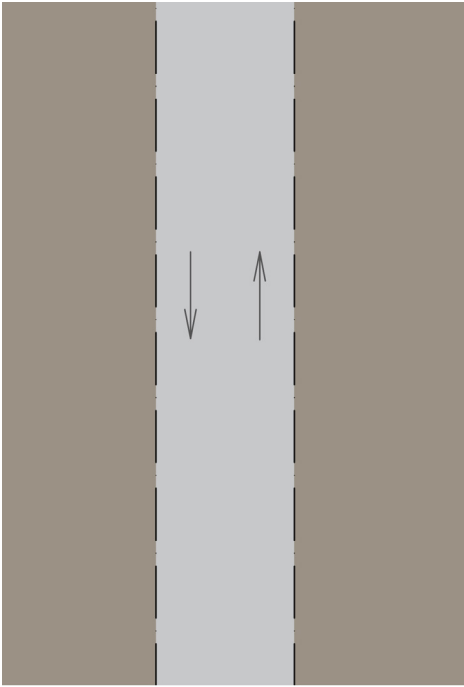
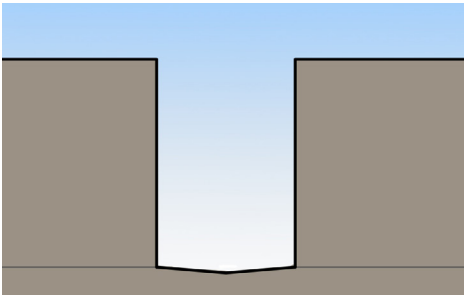
Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Notes



RA-24-12

Rear Alley
24 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
6 ft. Lawn
Varies
No Sidewalk

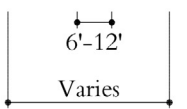
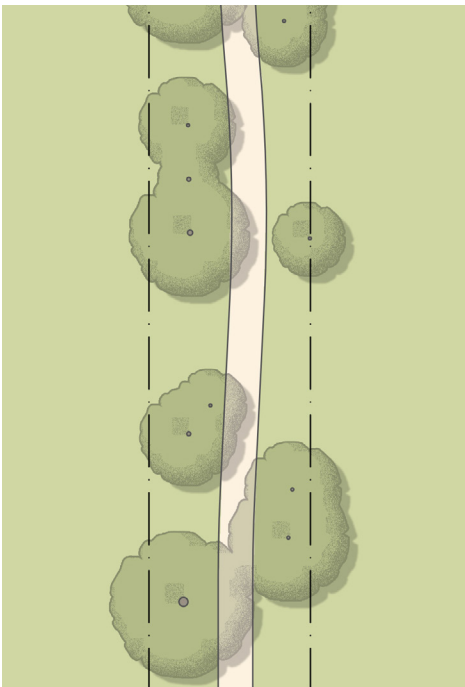
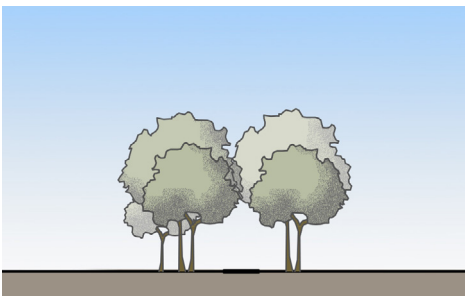
This thoroughfare type will be privately owned and maintained.



CA-24-24

Commercial Alley
24 ft. ROW
24 ft. Pavement
Slow Movement
Two-Way Traffic, Fire Access
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk

This thoroughfare type will be privately owned and maintained.



PT-V-6-12

Path
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Open
Trees, ground cover, shrubs, lawn
6 ft. to 12 ft. Pavement

This thoroughfare type will be privately owned and maintained.

Thoroughfare Type

RD Road

ST Street

YS Yield Street

CS Commercial Street

LN Lane

RA Rear Alley

PT Path

PS Passage

Right-of-Way Width

Varies

Pavement Width

Varies

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type

Notes

THOROUGHFARE STANDARDS

Thoroughfare Standards contained herein supersede the provisions of appendix C, Chapter 6, Table 5.2.1 and section 5.5 of the Taylor Code of Ordinances. The following apply to all thoroughfares (C.5-C.7):

1. **Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by the Property Owners' Association (POA).
2. **Street Trees.** The following apply to street trees:
 - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by Warrant.
 - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by Warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances. At retail frontages, the spacing of the trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
 - Trees shall be maintained by the POA to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) for moving vans, buses, emergency vehicles, and the like.

- The public frontage in T3 shall include trees planted in a naturalistic or regularly-spaced allee pattern of a single or alternated species with shade canopies of a height that, at maturity, clears at least one story.
 - The public frontage in T4 and T5 shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one story.
3. **Utility Easements.** Typically, water and sewer shall be provided in primary thoroughfares and other utilities shall be provided in secondary thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
4. **Carlos G. Parker Blvd and North Dr Rights-of-Way.** Within each of these RsOW, it would be ideal to have a sidewalk of 5'-8' in width adjacent to the R.O.W. boundary and a planting strip of 7' minimum with street trees. Because Carlos G. Parker Blvd is a TxDOT one ROW/Road, improvements to it may be limited and would require coordination with the State Agency.
5. **Encroachments over Rights-of-Way.** Portions of buildings may be permitted to encroach over RsOW as consistent with the Lot Standards (See C.10 and C.12).



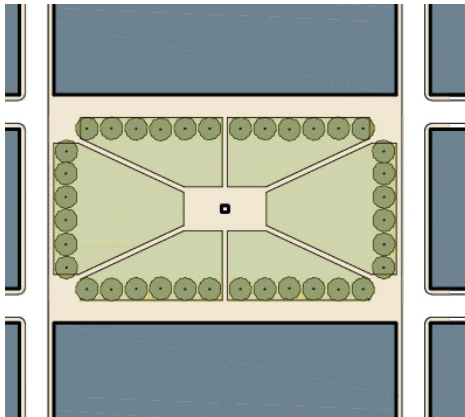
Park

A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, and open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a greenway.



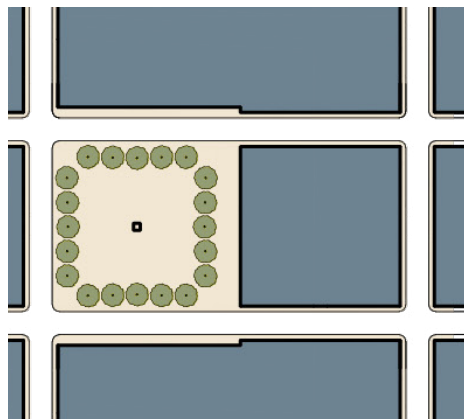
Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.



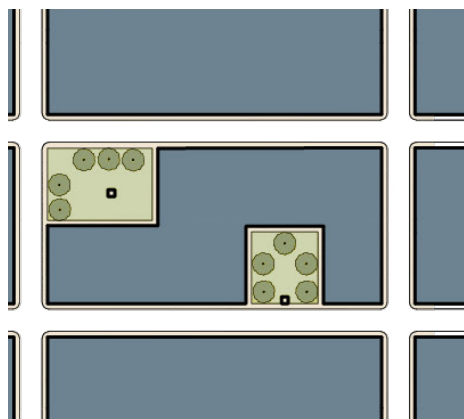
Square

A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.



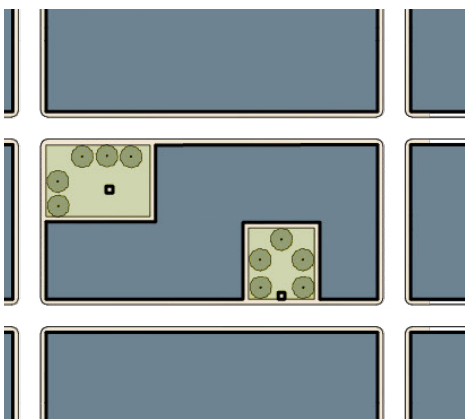
Plaza

A public space at the intersection of important streets set aside for civic purposes and commercial activities. A plaza is circumscribed by frontages, although not necessarily thoroughfares; its landscape consists of durable pavement for parking and trees requiring little maintenance.



Pocket Park

A small open space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere.



Playground

An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size.

CIVIC SPACE STANDARDS

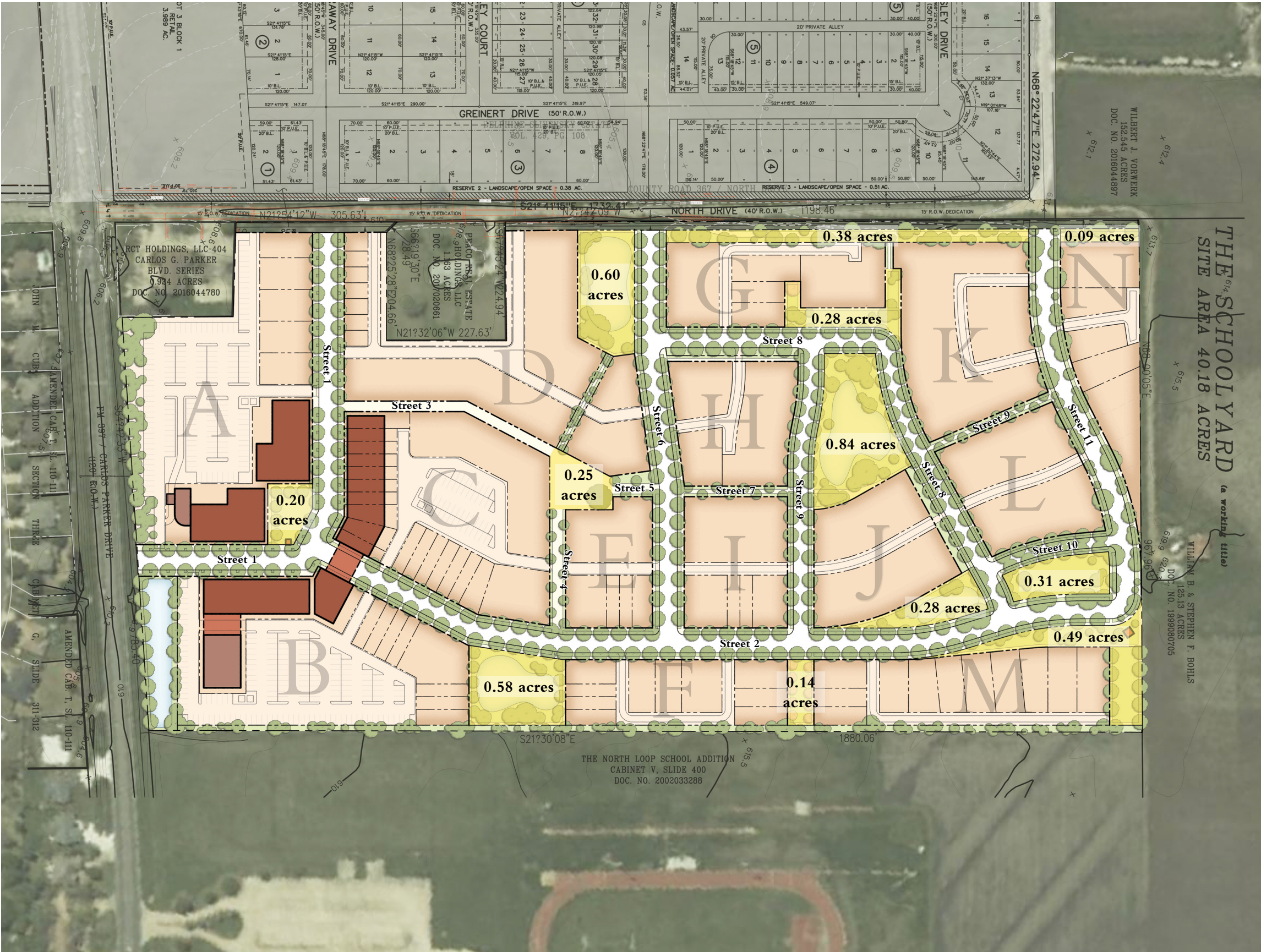
The following apply to all civic spaces:

- Maintenance and Ownership.** All civic spaces shall be owned and maintained by the POA.
- Open Space.** A minimum of 5% of the gross area of the property, including stormwater management areas which are above the floodplain, shall be open space (*See C.9*).

		T3	T4	T5
PK	Park	×	×	
GR	Green	×	×	
SQ	Square	×	×	×
PZ	Plaza		×	×
PG	Playground	×	×	×
PP	Pocket Park	×	×	×

Notes:

- Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic space.



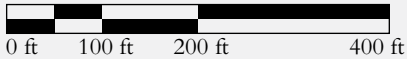
- Notes:**
1. Refinements to the location and area of open spaces are anticipated as the master plan is further refined (including its storm water management system). However, in no case shall the Open Space Ratio be less than 5% (*See C.8*).
 2. Street 2 and/or Street 11 are intended to connect to the property to the north with the exact location of the connection(s) to be determined if/when the property to the north is developed. Such connection(s) may reduce the open space shown.
 3. Street 9 and/or Street 6 may connect to the property to the east with the agreement of the applicant and the property owner to the east. Such connection(s) may reduce the open space shown.

Open Space

Open Space

Total Area: **4.16 acres**

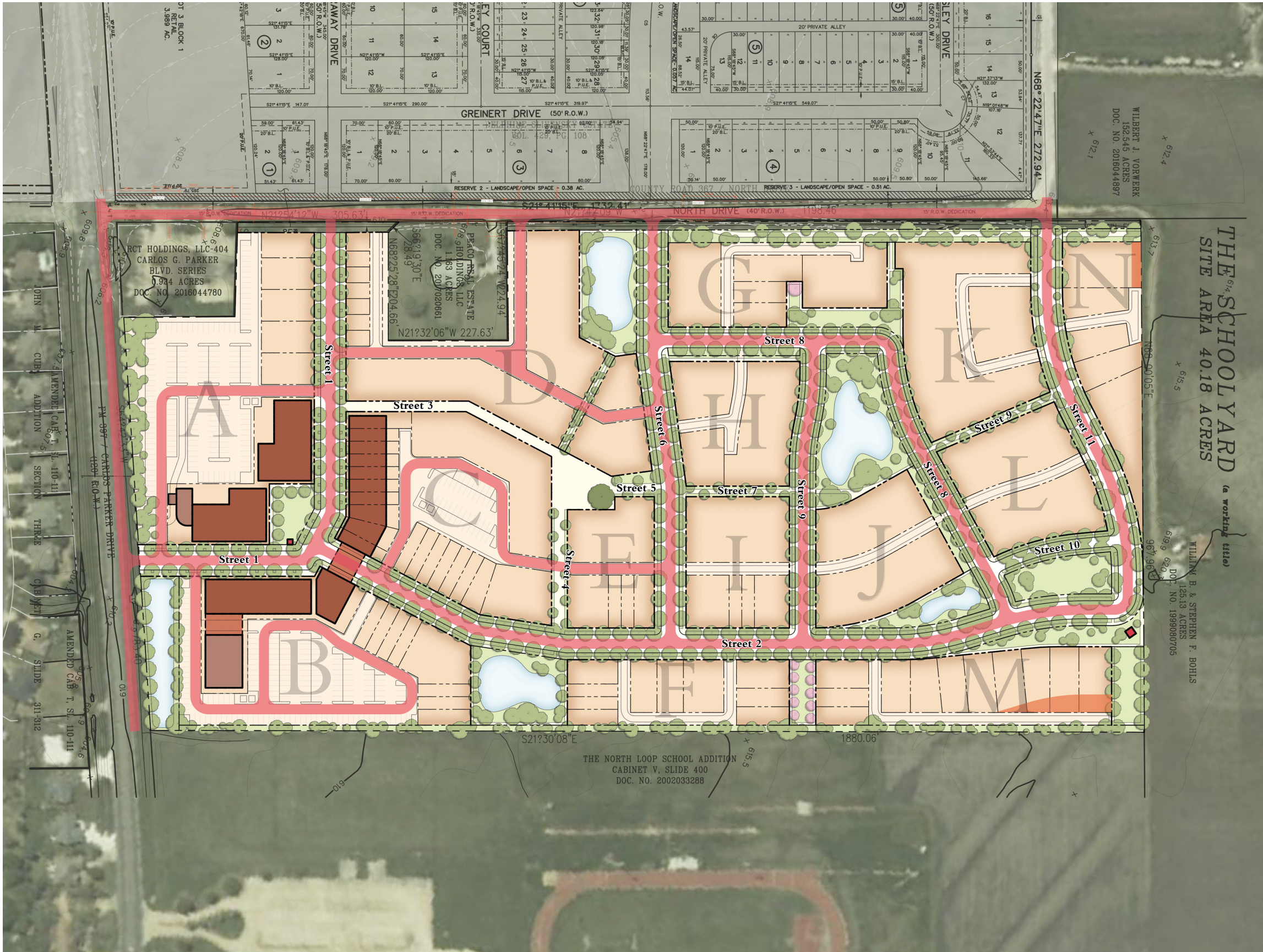
Open Space Ratio: **10.35%**



LOT STANDARDS

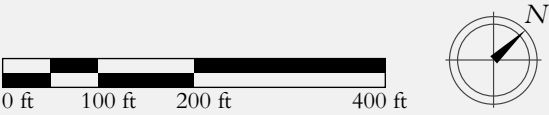
The following pages of lot standards (*C.10 and C.12*) apply to all private lots:

1. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the Permitted Encroachments chart (*See C.12*). Projections of windowsills, belt courses, bay windows, cornices, eaves, footings, and other ornamental features may project into any setback.
2. **Encroachments Over Rights-Of-Way.** Where shown on the Master Plan (*See C.2*), portions of buildings may span the full width of the ROW. These portions must maintain a minimum 13 ft. 6 in. clearance above grade, and shall be no deeper than 40 ft. as measured parallel to the adjacent ROW boundary.
3. **Dwelling size.** There is no minimum dwelling size.
4. **Number of buildings and units.** Lots may have more than one building. Corner lots may have two accessory units provided that one faces the secondary frontage.
5. **Building entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory buildings may face any thoroughfare type.
6. **Building height.** Building height shall be as shown on the Lot Requirements chart (*See C.12*). Exemptions from height limits include: church spires and belfries, monuments, ornamental towers and spires, water and fire towers, chimneys, flag poles, necessary mechanical appurtenances, and civic structures.
7. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise. Front yards of a depth greater than 12 ft. require one deciduous tree of a minimum height of 30 ft. at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a terrace, stoop, or porch. Lawn is prohibited at frontages in T5 and in all zones where the lawn area is 6 ft. or less in either dimension. Plant material, including ground cover, shall be planted no farther apart than 12 in. Required plant materials shall comply with City requirements. Artificial plants may not be used to satisfy the requirements herein. Erosion control is required where there is no landscape or hardscape.
8. **Site Perimeter Landscaping.** There is no site perimeter landscaping requirement.
9. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 ft. to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line.
10. **Parking Standards.** There shall be no minimum or maximum parking standards.
11. **Parking Lots.** Given the intention of building a compact, walkable, urban community, parking lots shall be relegated to the interior of the block and shielded from frontages with buildings and walls. Walkable communities require less parking and thus reduce the size and number of parking lots required. The following requirements apply:
 - Surfacing. Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, graded and drained to dispose of surface water into appropriate structures.
 - Parking lots shall not face frontages, with the exceptions of frontages along Carlos G Parker Blvd NW and North Dr.
 - Parking lots on adjacent private lots shall connect to one another.
 - Light Spillover. Given the intention of making parking lots as compact as possible and creating shared access from one owner's parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
 - Landscaping. Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces are exempt from landscaping requirements.
12. **Emergency Access.** Emergency vehicle access is provided as shown on the Emergency Vehicle Access Diagram (*See C.11*), typically within 150 feet of all buildable area on a lot. This access, which may be provided by primary or secondary thoroughfares, shall be paved with a clear width of 20 ft. and a 15 ft. inside turning radius, except for those thoroughfares designated as Yield Streets (YS). Buildings on portions of lot greater than 150 ft. from the Emergency Vehicle Access Route may require a fire suppression system to meet building and fire code requirements.
13. **Other subdivision standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. No maximum block length is required. Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys.

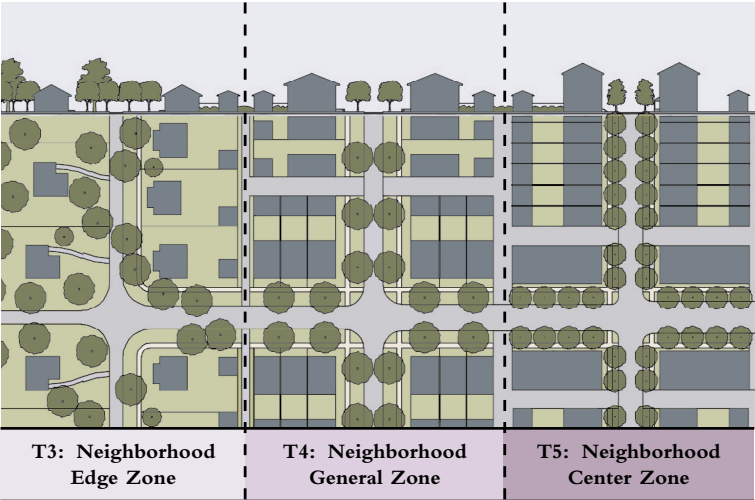


Emergency Vehicle Access

- Emergency vehicle access route
- Portions of lots over 150' from emergency vehicle access route (see Standard #11 on C.10)



Lot Requirements



a. LOT DIMENSIONS

Lot Width	50 ft. min., 120 ft. max.	12 ft. min., 96 ft. max.	12 ft. min., 180 ft. max.
Lot Coverage	70% max.	80% max.	95% max.

b. SETBACKS - PRINCIPAL BUILDING

(b.1) Front Setback (Principal)	18 ft. min., 30 ft. max.	0 ft. min 18 ft. max	0 ft. min 12 ft. max
(b.2) Front Setback (Secondary)	12 ft. min., 30 ft. max.	0 ft. min 18 ft. max	0 ft. min 12 ft. max
(b.3) Side Setback	5 ft. min.	0 ft. min	0 ft. min 24 ft. max
(b.4) Rear Setback	4 ft. min.	4 ft. min	4 ft. min
Primary Frontage Buildout	40% min	50% min	60% min

c. SETBACKS - OUTBUILDING

(c.1) Front Setback	20 ft. min from facade	20 ft. min from facade	40 ft. max from rear prop
(c.2) Side Setback	0 ft. or 5 ft. min	0 ft. min or 5 ft. min	0 ft. min
(c.3) Rear Setback	4 ft. min	4 ft. min	4 ft. max

d. BUILDING HEIGHT

(d.1) Principal Building	2 1/2 Stories max	3 Stories max	5 Stories max
(d.2) Outbuilding	2 1/2 Stories max	2 1/2 Stories max	2 1/2 Stories max

e. PRIVATE FRONTAGES (see C.13)

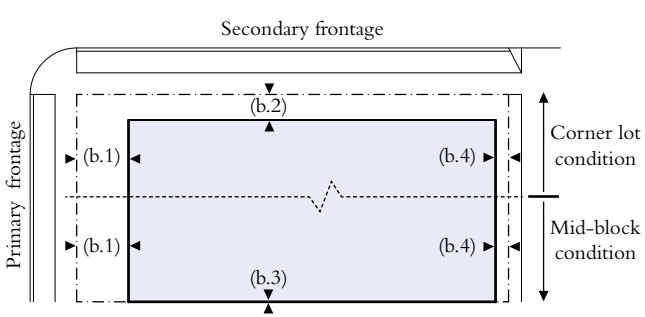
Common Lawn	permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	not permitted
Stoop	permitted	permitted	permitted
Storefront & Awning	not permitted	permitted	permitted
Gallery	not permitted	permitted	permitted

f. BUILDING USE (see C.14)

Residential	open	open	open
Lodging	not permitted	limited	open
Office	not permitted	limited	permitted
Retail	not permitted	limited	permitted
Manufacturing	restricted	limited	open
Civic	permitted	permitted	permitted

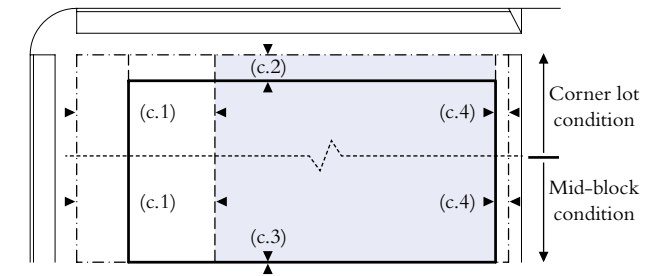
Setbacks: Principal Building

- The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the minimum specified frontage buildout percentage. (The frontage buildout requirement does not apply at secondary frontages.)



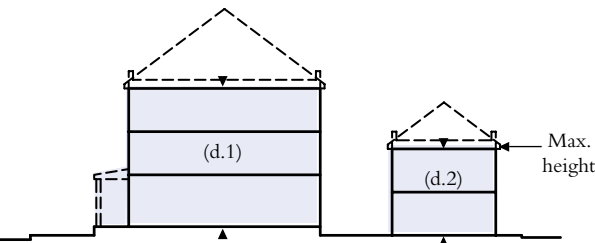
Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



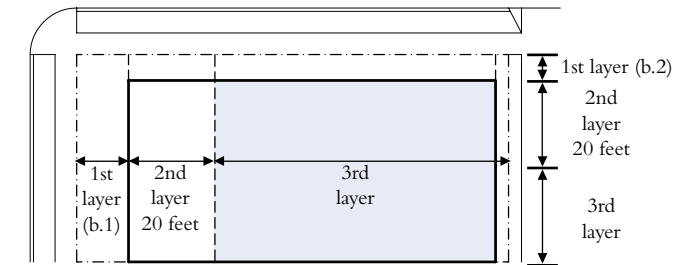
Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.



Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages may be permitted in the first or second layer by variance.



Permitted Encroachments

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) ¹
Patios ²		•	
Decks ²		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps ²	•	•	
Porches and Steps ³	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
At Commercial Uses Only			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Arcades ⁴	•	•	•
Colonnades ⁴	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Marquees	•	•	•
Signs	•	•	•
Lights	•	•	•
Buildings ⁴ (Also see requirement on C.8)	•		•

Notes:

- All encroachments into utility easements are subject to the permission of the affected easement owner.
- To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.
- May encroach into setbacks up to 6 feet.
- May encroach into setbacks up to 12 feet.
- Conditioned habitable space may encroach into the R.O.W above an Arcade or Colonnade as indicated, if a 12'-6" height clearance is maintained.

Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.

Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.

Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.

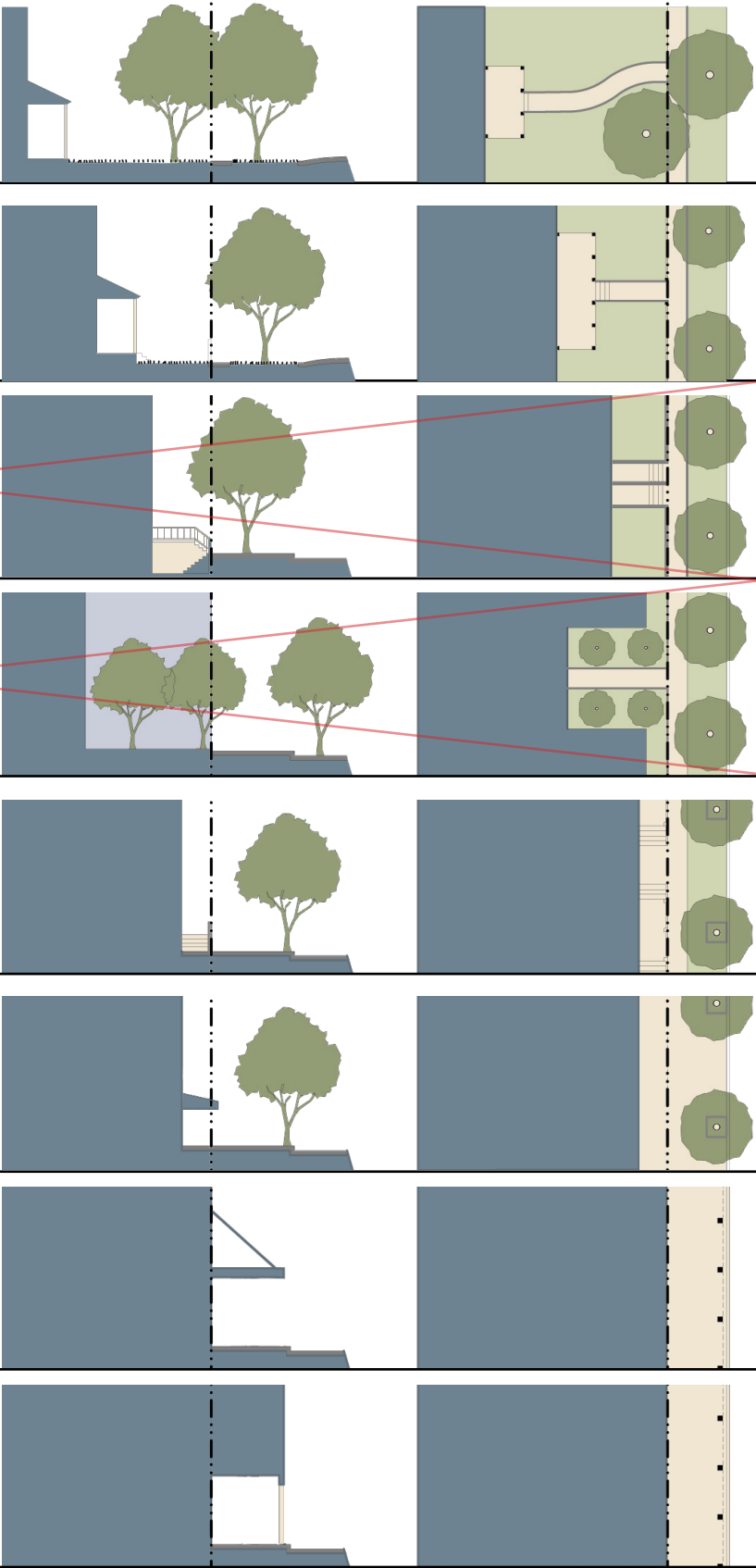
Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.

Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.

Storefront and Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.

Gallery: a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.

Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.



T3 Neighborhood Edge Zone

T4 Neighborhood General Zone

T5 Neighborhood Center Zone

	T3: Neighborhood Edge Zone	T4: Neighborhood General Zone	T5: Neighborhood Center Zone	Uses Prohibited in this PD
Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.	Open Residential: Up to six dwelling units and one accessory dwelling unit are permitted on each lot.			The uses listed below, regardless of whether the proposal will be a primary or accessory use, shall be prohibited in this PD:
Lodging: Premises available for short-term human habitation, including daily and weekly rental.	Lodging uses are not permitted.	Limited Lodging: The property shall be owner-occupied. The number of bedrooms available for lodging shall be limited to 8. Breakfast may be provided to overnight guests before noon each day. (e.g. bed & breakfast or inn)	Open Lodging: Food service may be provided at all times. The maximum length of stay shall not exceed 90 days.	• Adult Entertainment • Automobile and/or Truck Washing Facility • Automobile Body Repair Shop • Automobile Fueling Station • Cell Towers exposed to view • Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling • Commercial Amusement, Outdoor • Commercial Kennels and Animal Husbandry • Commercial Stable • Concrete or Asphalt Batching Plant • Construction and Demolition Debris Disposal Facility • Distribution Facilities • Solid Waste Incinerators • Junk & Wrecked Vehicle Salvage Yard Facility • Methane Recovery Facility associated with Soil Removal • Mineral Extraction and Surface Mining • Motor Vehicle Impound lots • Mover Storage Facility • Moving Truck and Trailer Rental • Outdoor Vending Machines, except those for bikes, scooters, etc. • Paint Mixing & Spraying Facility • Petroleum or Related Products Refining or Distributor • Plastic & Rubber Products Manufacture • Race Tracks • Recycling and Salvage Center (except architectural salvage) • Salvage Motor Vehicle Auction or Pool Facility • Sanitary Landfill • Shooting Range, Outdoor • Solid Waste Disposal Facility • Truck Stop • Truck Terminals • Wind Energy Conversion System, Large Wind Farms • Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, socio-economic disruption, etc.). Impacts confined to this community are not considered adverse. • Similar Uses: For a proposed use not listed herein, a Waiver or a Warrant may be issued as described elsewhere in these PD Standards.
Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.	Office uses are not permitted.	Limited Office: The area available for office use shall be limited to the first story.	Office uses are permitted.	
Retail: Premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.	Retail uses are not permitted.	Limited Retail: The building area available for retail use shall be limited to the first story of buildings on corner lots. The specific use shall be further limited to neighborhood store or food service seating no more than 30.	Retail uses are permitted.	
Manufacturing: Premises available for the creation, assemblage, and/or repair of artifacts including their retail sale except when such activity creates adverse impacts.	Restricted Manufacturing: Manufacturing uses are permitted in rear yards only. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	Limited Manufacturing: Manufacturing uses shall be limited to the first story of buildings on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	Open Manufacturing: Manufacturing uses are permitted. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	
Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.	Civic uses are permitted in any Transect Zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.			

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment not greater than 700 square feet sharing ownership and utility connections with a Primary Building; it may or may not be within an Outbuilding. *See C.11 and C.14.*

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path. *See C.5-C.6.*

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure connecting a Primary Building to an Outbuilding. *See C.16.*

Bed and Breakfast: *See C.14.*

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. *See C.8.*

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See C.13.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system. *See C.5-C.7.*

Driveway: a vehicular lane within a Lot, often leading to a garage.

Dwelling Unit: one or more rooms used, or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See C.16.*

Elevation: *See C.16.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit. *See C.10 and C.12.*

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit. *See C.10 and C.12.*

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Facade: *See C.16.*

Frontage: *See C.13 and C.16.*

Frontage Line: *See C.16.*

Frontage Buildout: That portion of a setback line which shall have a building facade on it.

Gallery: *See C.13.*

Green: *See C.8.*

Inn: *See C.14.*

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. (Syn. flexhouse.)

Lodging: *See C.14.*

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Layer: a range of depth of a Lot within which certain elements are permitted. *See C.16.*

Lot Line: *See C.16.*

Lot Width: the length of the Primary Frontage Line of a Lot. *See C.12.*

Manufacturing: *See C.14.*

Office: *See C.14.*

Open Space: land intended to remain undeveloped; it may be for Civic Space. *See C.8.*

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See C.16.*

Park: *See C.8.*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages. *See C.6.*

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network. *See C.7.*

Pavement Radius: *See C.16.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See C.8.*

POA: Property Owners Association

Primary Building: the main building on a Lot, usually located toward the Frontage. *See C.16.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See C.16.* *See Frontage.*

Private Frontage: *See C.16.* *See Frontage.*

Public Frontage: *See C.16.* *See Frontage.*

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges. *See C.7.*

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode. *See C.3.*

Residential: *See C.14.*

Retail: *See C.14.*

Right-of-Way (R.O.W.): *See C.16.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is all located to the more rural Transect Zones (T1-T3).

Secondary Frontage: *See C.16.* *See Frontage.*

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on C.12. *See C.16.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity. *See C.5-C.7.*

Square: *See C.8.*

Stoop: *See C.13.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See C.13.*

Story: a habitable level within a building, excluding an Attic or raised basement. *See C.12.*

Street (ST): a local urban Thoroughfare of low speed and capacity. *See C.5.*

Swale: a low or slightly depressed natural area for drainage.

T-zone: *See Transect Zone.*

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See C.5-C.7 and C.16.*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism. *See C.2 and C.4.*

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. *See C.4.* (syn. T-zone)

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See C.16.*

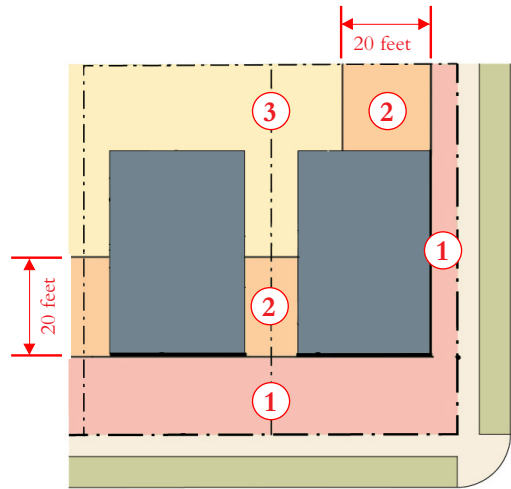
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. *See C.14.*

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing. *See C.2.*

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively. *See C.2.*

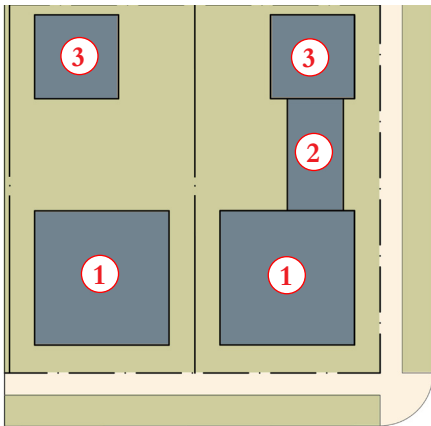
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare. *See C.5.*

Lot Layers



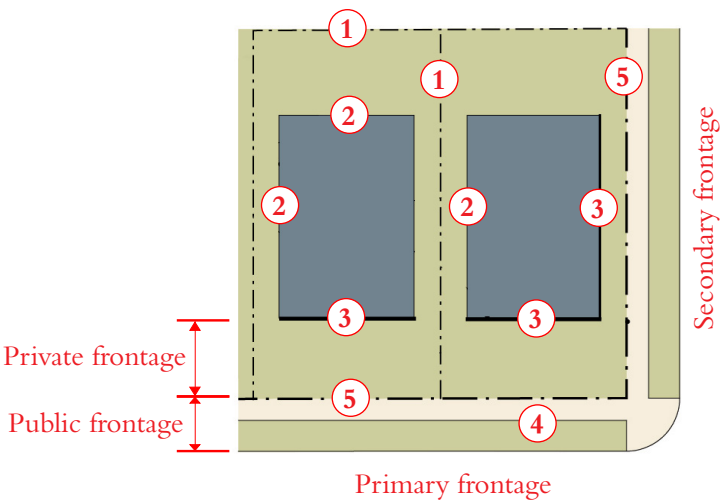
- ① 1st Layer
- ② 2nd Layer
- ③ 3rd Layer

Principle Building & Outbuilding



- ① Primary Building
- ② Backbuilding
- ③ Outbuilding

Frontage & Lot Lines



- ① **Lot Line:** the boundary that legally and geometrically demarcates a lot.
- ② **Elevation:** an exterior wall of a building not facing a frontage line.
- ③ **Facade:** the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
- ④ **Right-of-Way (R.O.W.):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.
- ⑤ **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is co-incident with the property line(s), at frontages.

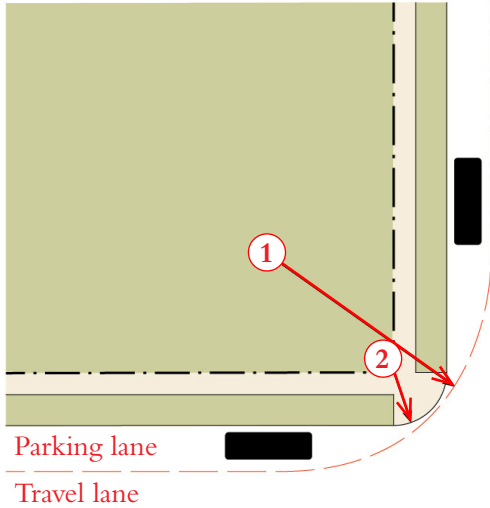
Primary Frontage: on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

Secondary Frontage: on lots with multiple frontages, the frontage(s) that are not the primary frontage.

Private Frontage: the privately held Layer between the Frontage Line and the Primary Building Facade.

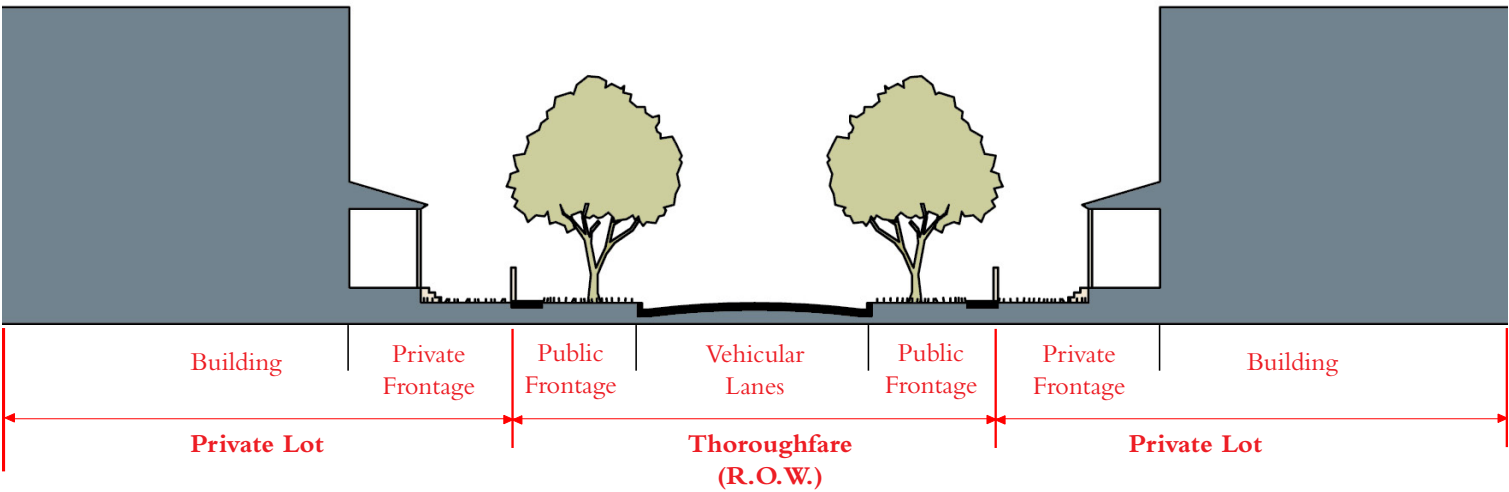
Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

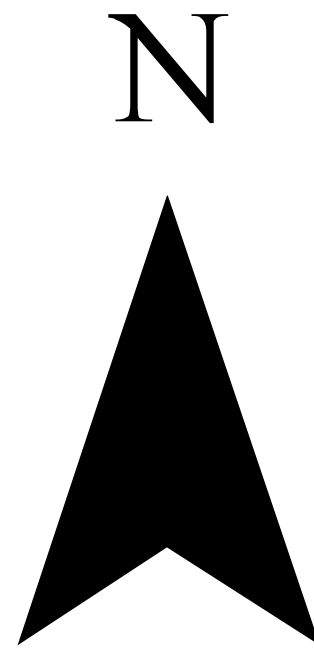
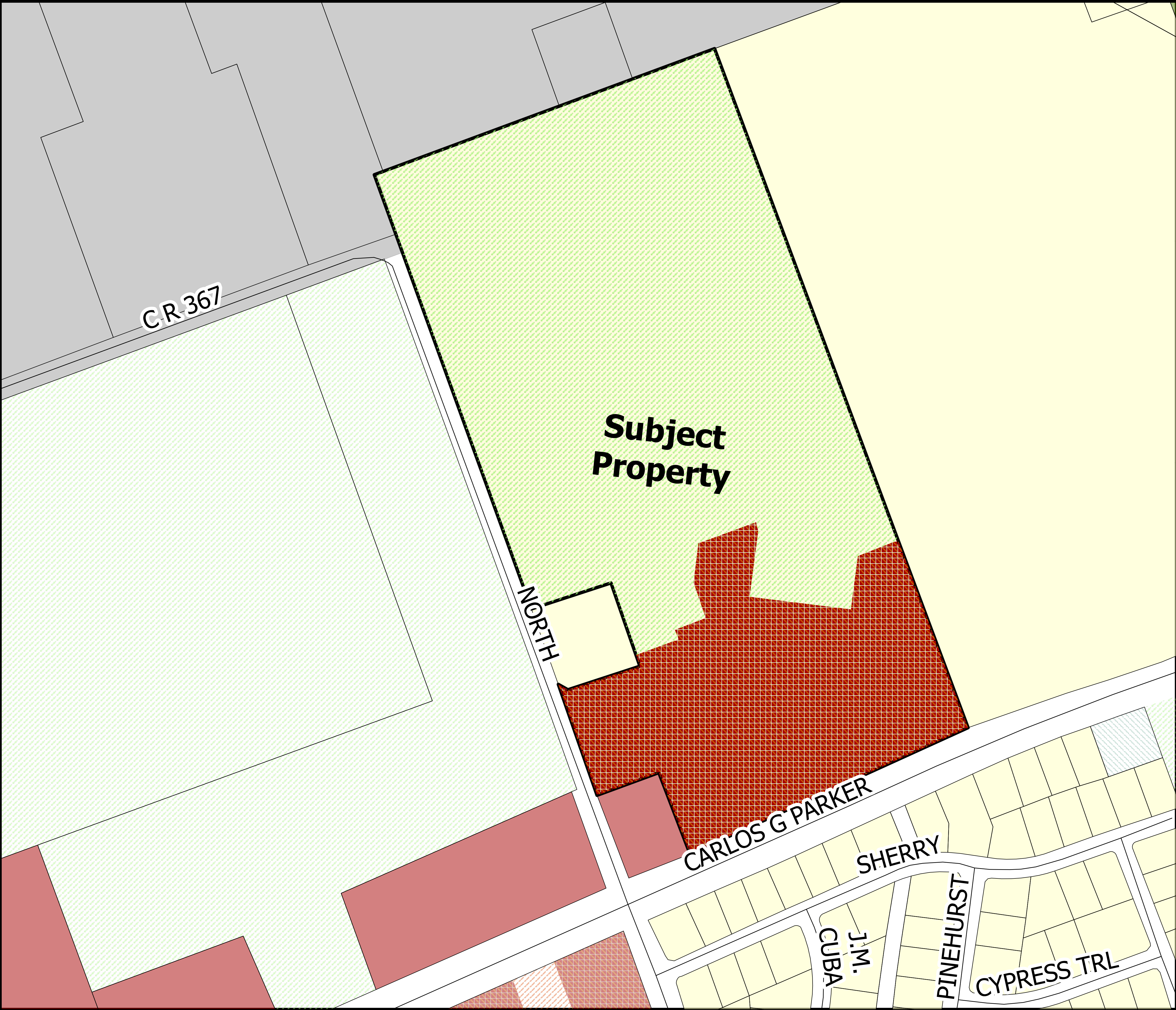
Turning Radius



- ① **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
- ② **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

Thoroughfare & Frontages



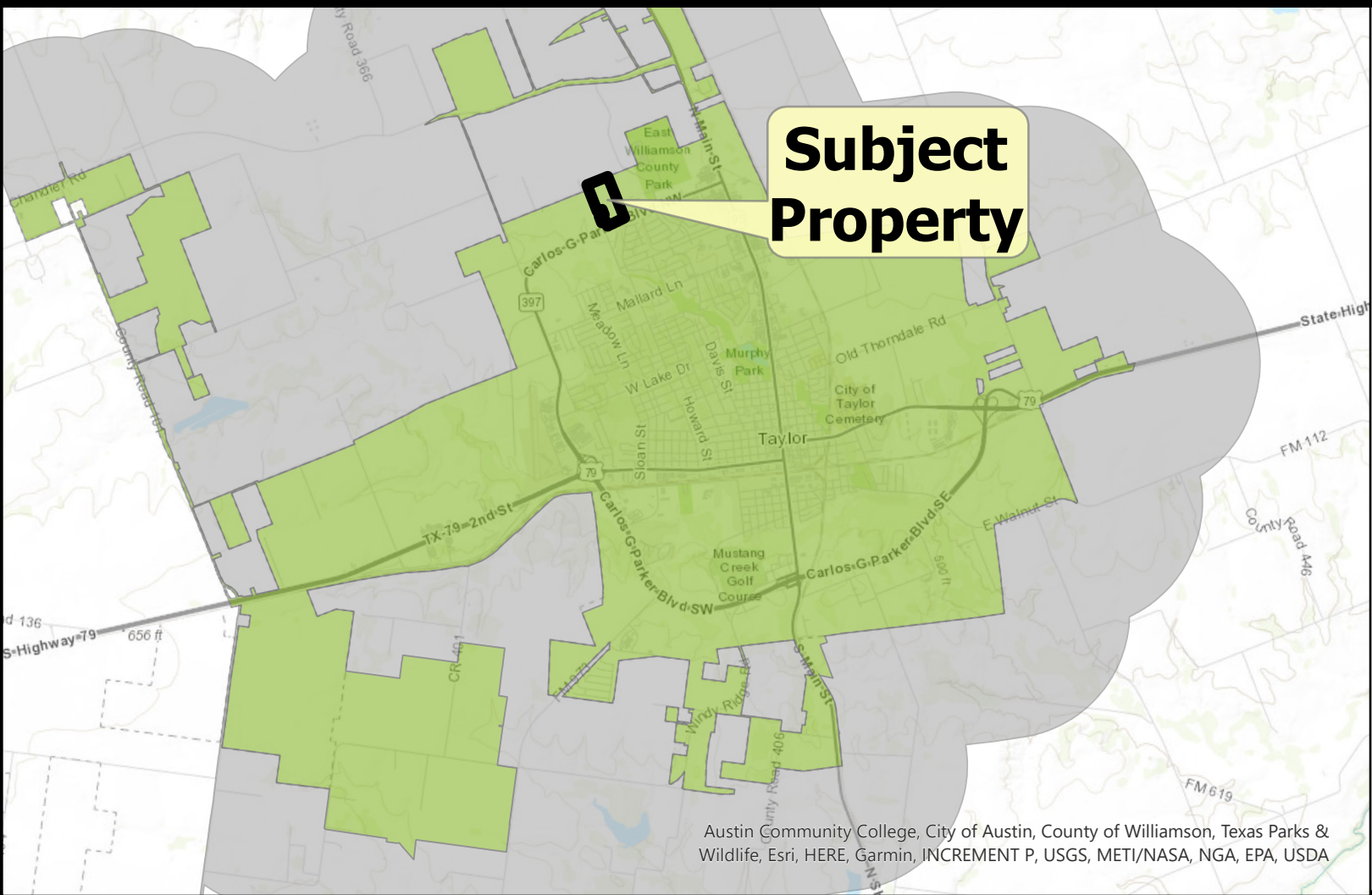


PZ-2021-1357

**Northside
Proposed Zoning Map
Approximately 29.42 acres of
R-1/RPD and 10.76
acres of B-1/CPD**

Legend

- | | |
|--------------------|--|
| ■ ETJ | ■ B-1/CPD |
| ■ Subject Property | ■ P Parks |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential Planned Development |
| ZONING | ■ R/A Rural Agriculture |
| ■ B-1 | ■ MF-1/RPD |



0 145 290 580 US Feet

City of Taylor City Council

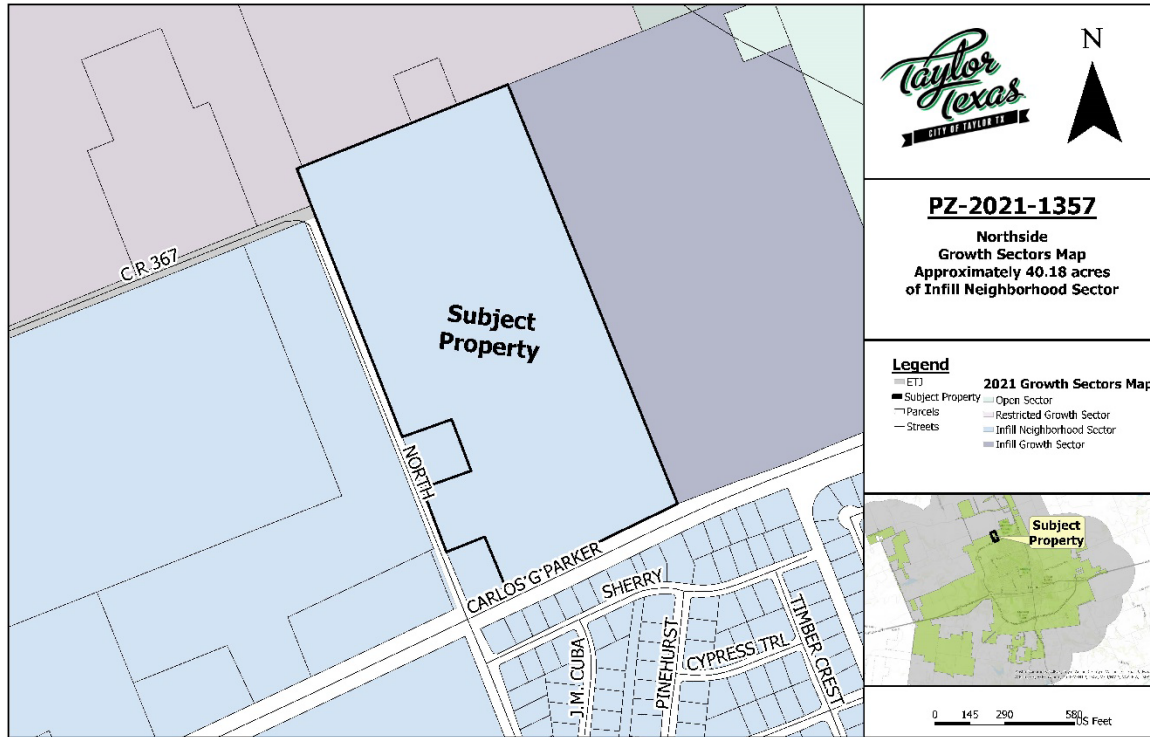
February 24, 2022



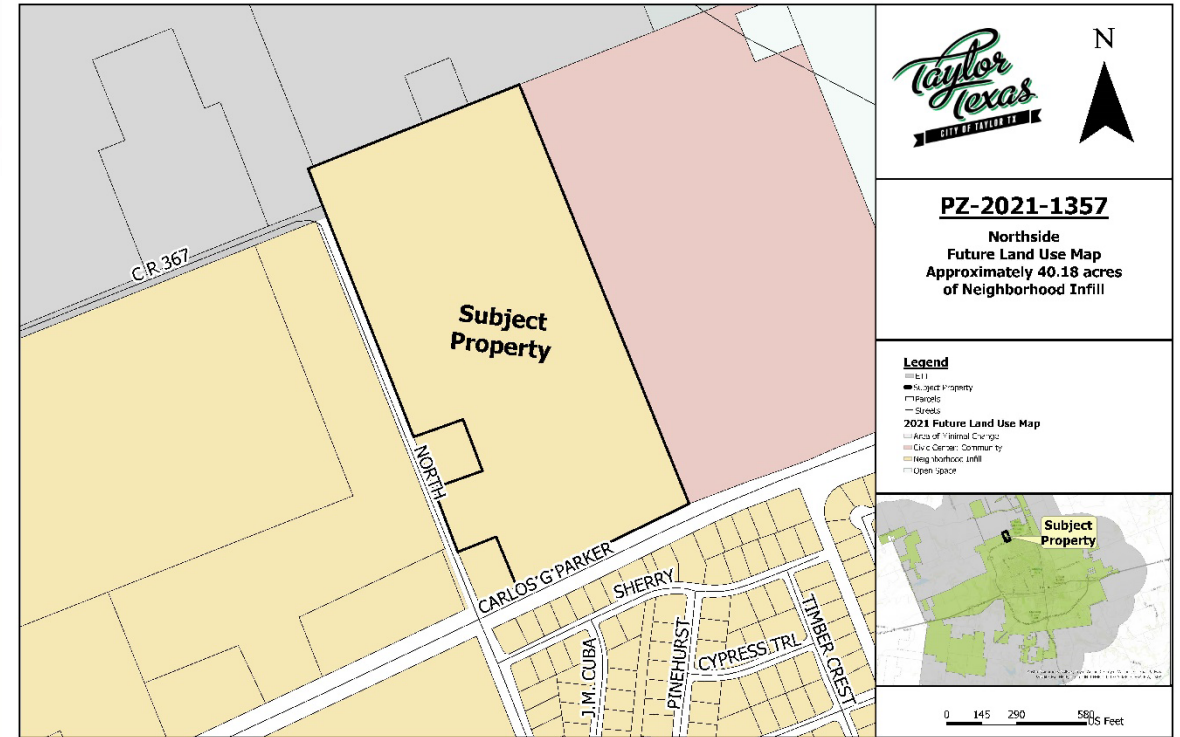
PZ-2021-1357

Northside Re-Zoning & Planned Development

Growth Sectors & Future Land Use Maps

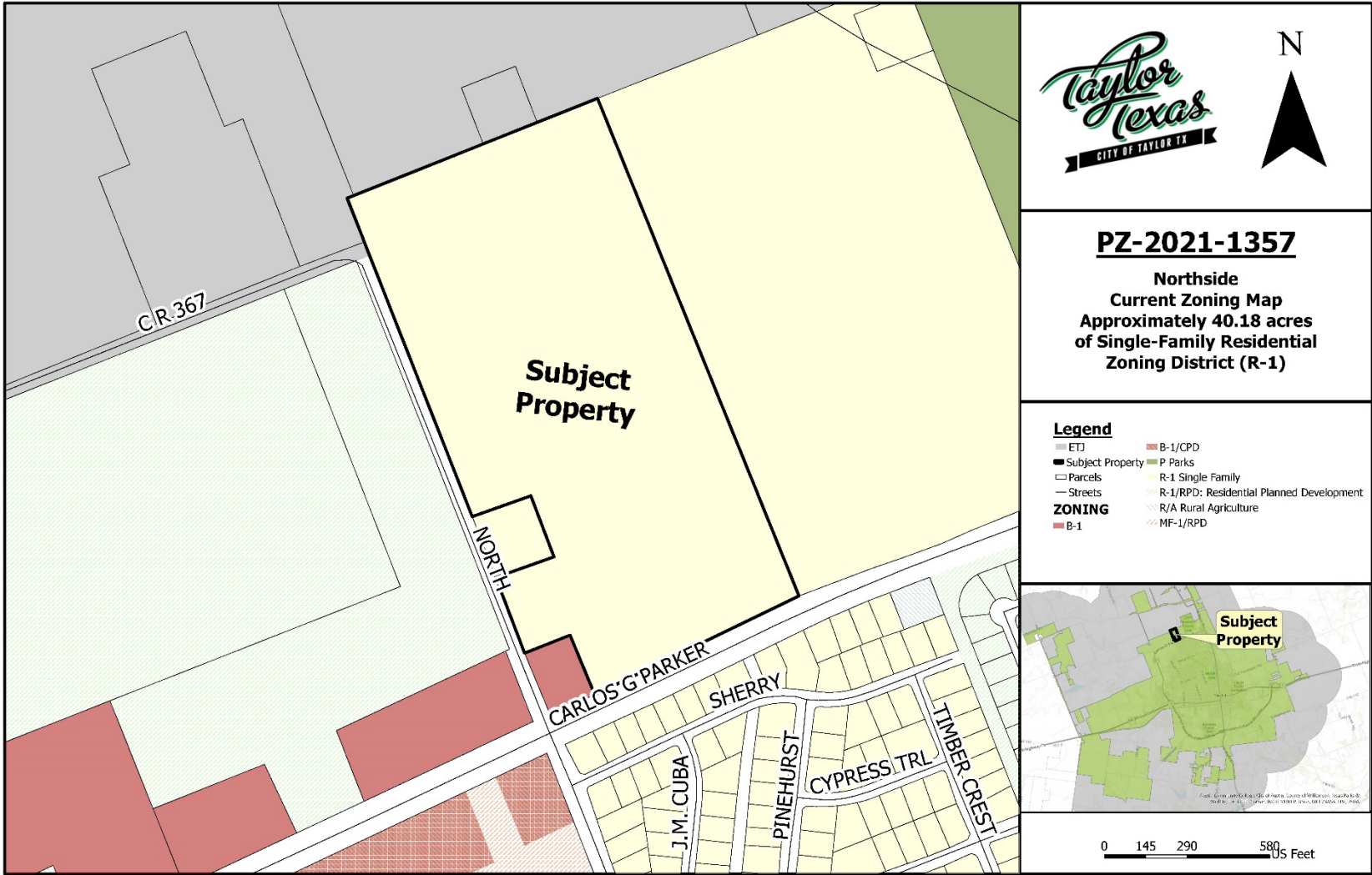


Infill Neighborhood Sector

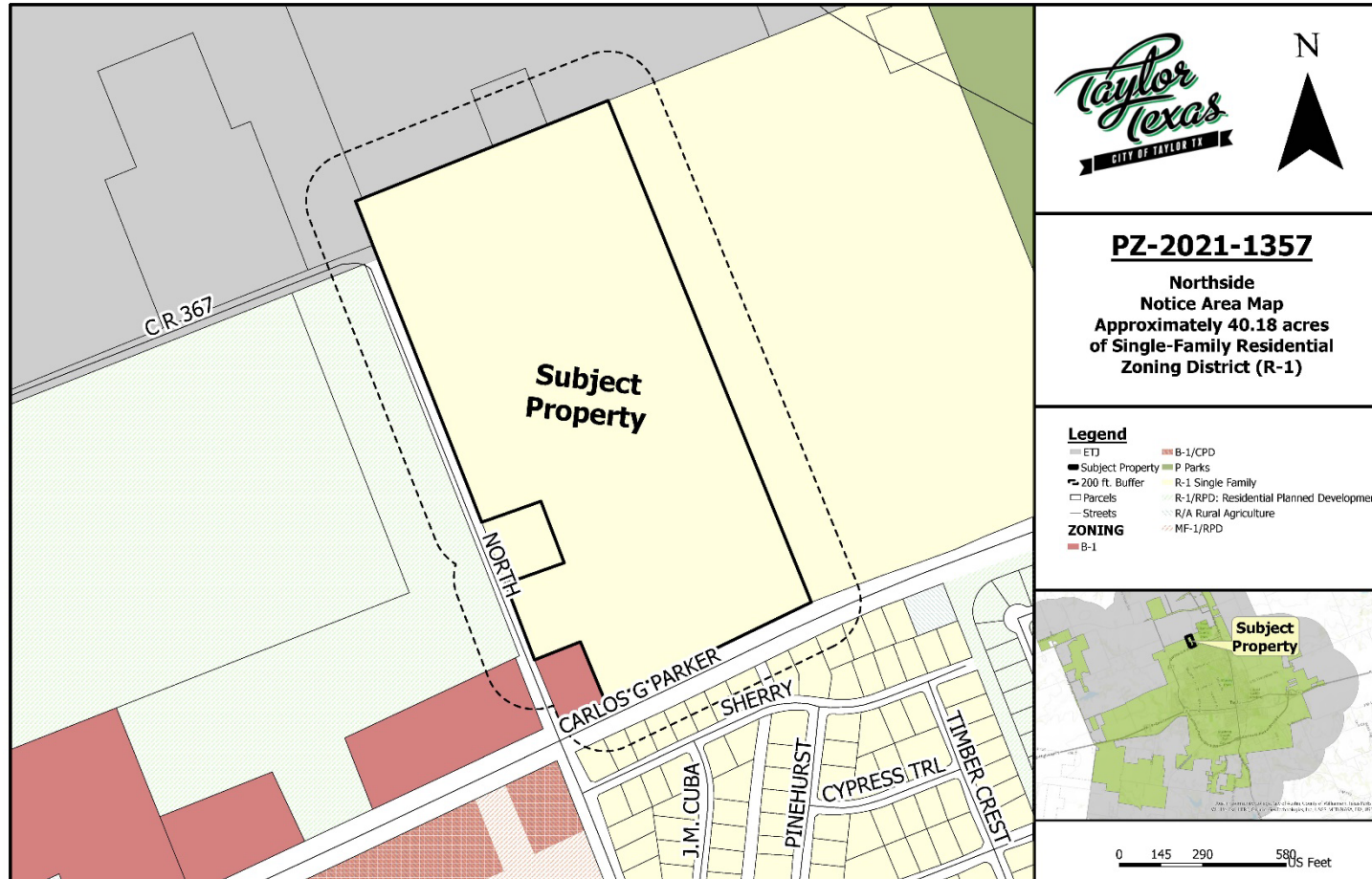


Neighborhood Infill

Current Zoning Map



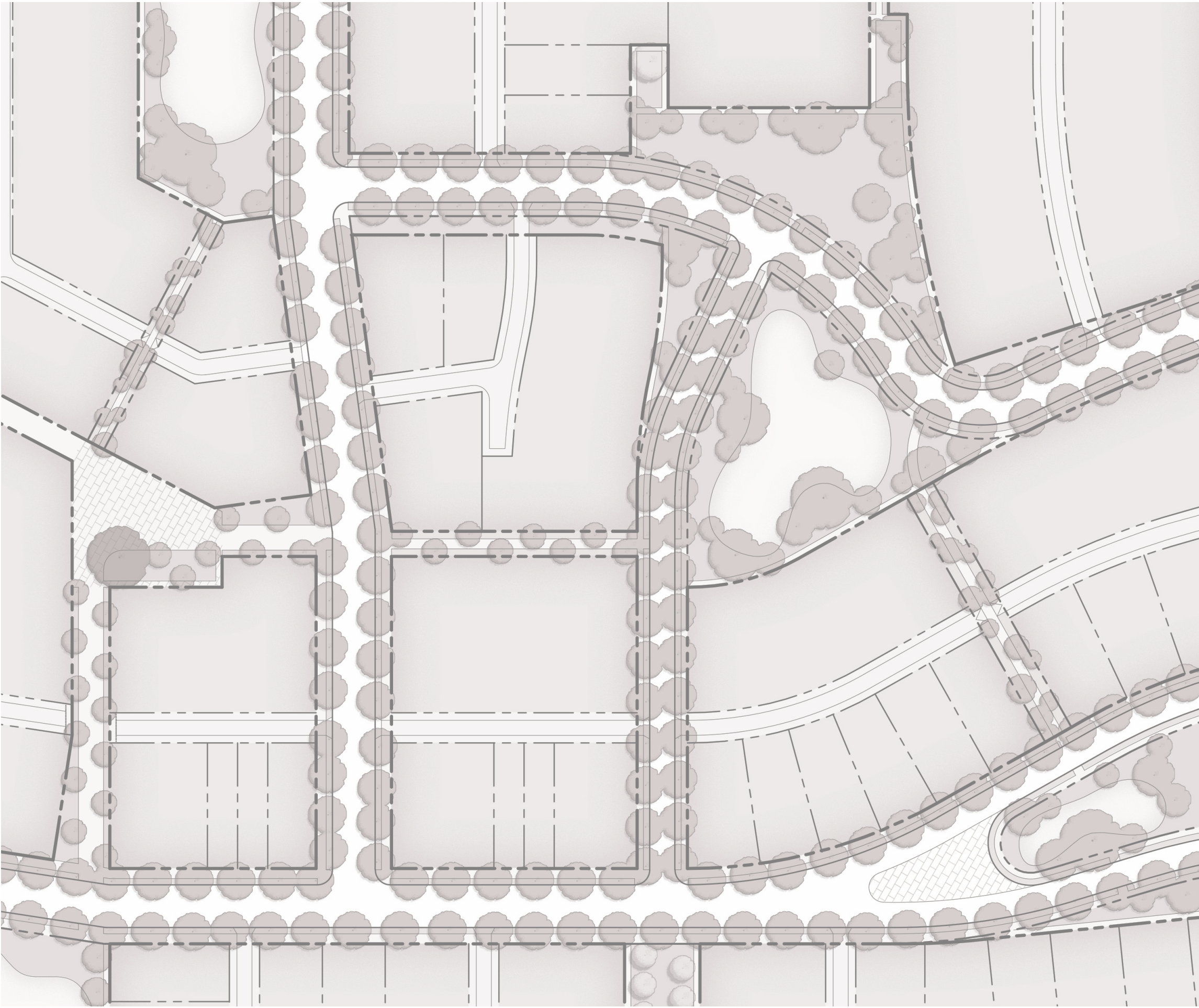
Notice Area Map



- 24 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff did not receive any responses from the notified parties.

P&Z Recommendation

The Planning & Zoning Commission unanimously recommended approval of the proposed re-zonings and planned development overlays at their February 8th meeting as the changes meet the intent of the Comprehensive Plan.



A MASTER PLAN FOR

NORTHSIDE

TAYLOR, TEXAS

A: BACKGROUND

Local Context Map A.1

Site Boundary A.2

Scale Comparisons A.3

Existing Conditions Plan A.4

B: URBAN DESIGN

Master PlanB.1

Master Plan with AnnotationsB.2

Character ImagesB.3

Program MatrixB.7

Parking DiagramB.8

Phasing PlanB.9

C: PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards C.1

Purpose and Intent C.2

Master Plan C.3

Regulating Plan..... C.4

Thoroughfare Types C.5

Thoroughfare Standards..... C.7

Civic Space Types C.8

Open Space Diagram C.9

Urban Regulations C.10

Definitions C.15

For

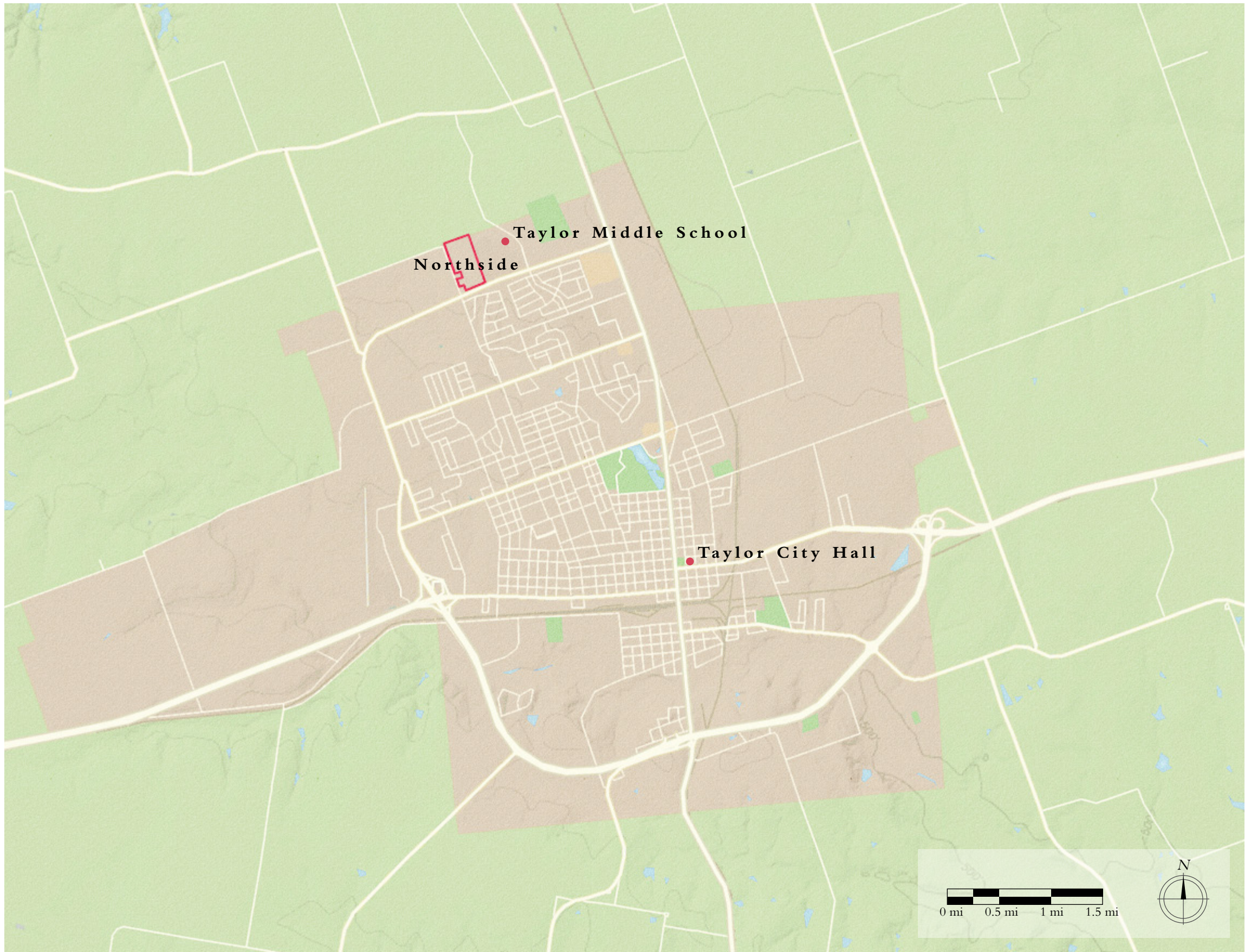
The City of Taylor, Texas

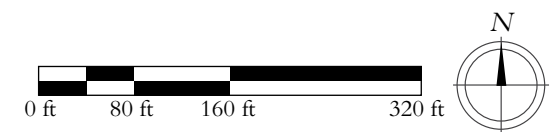
and

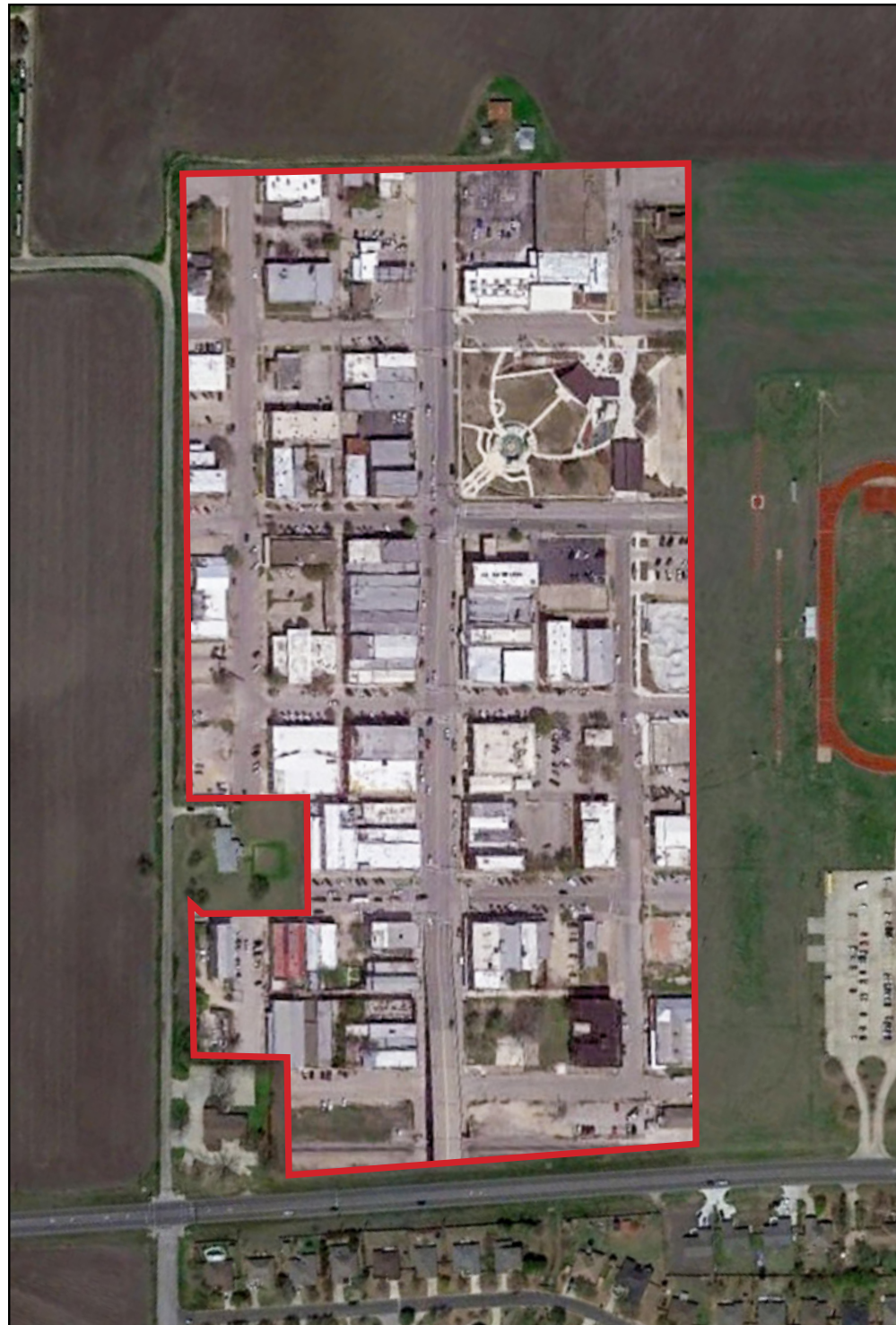
Geraldo Reyes & Elizabeth Krueger

by

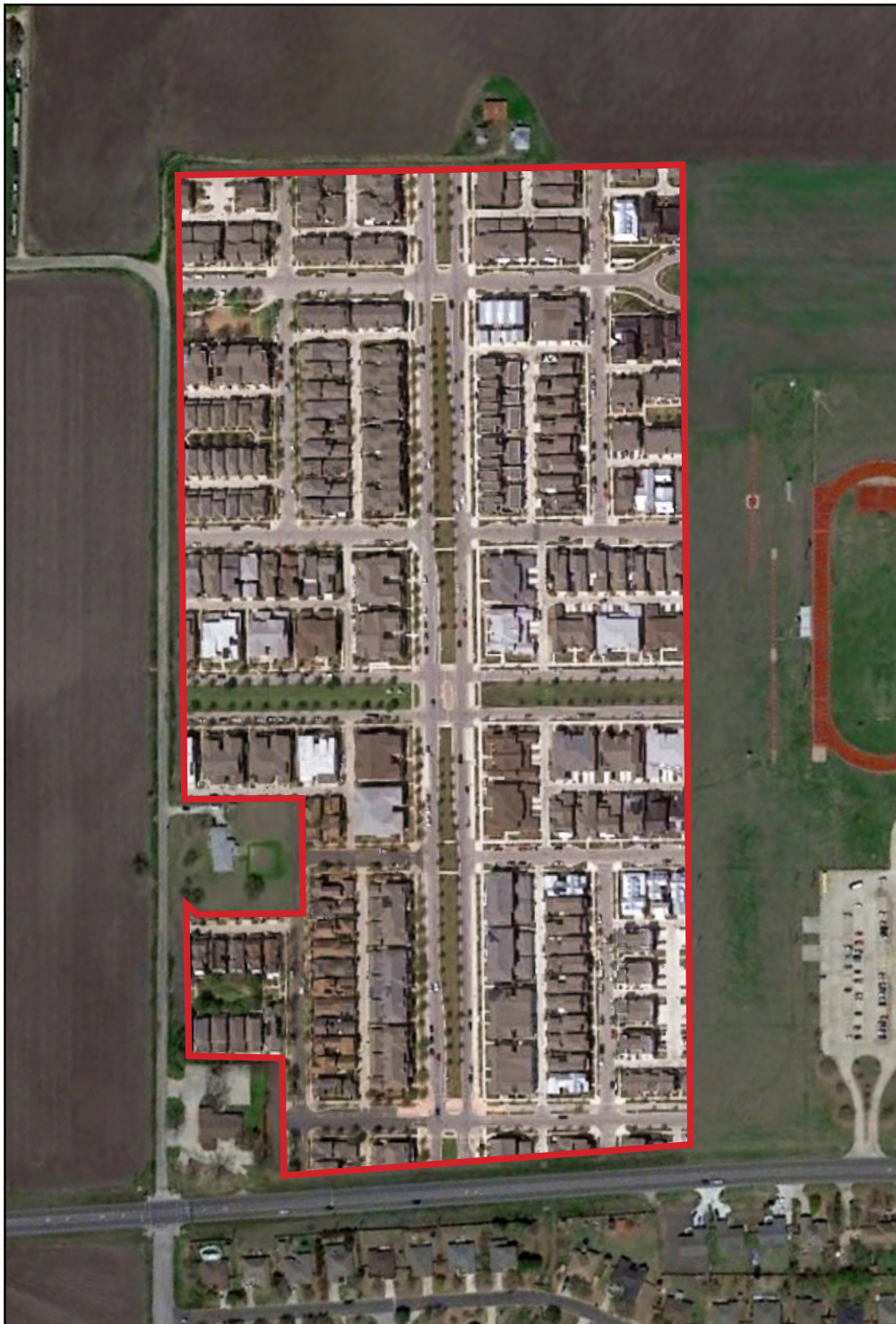
MICHAEL WATKINS ARCHITECT, LLC







Downtown Taylor, TX



Mueller, Austin, TX

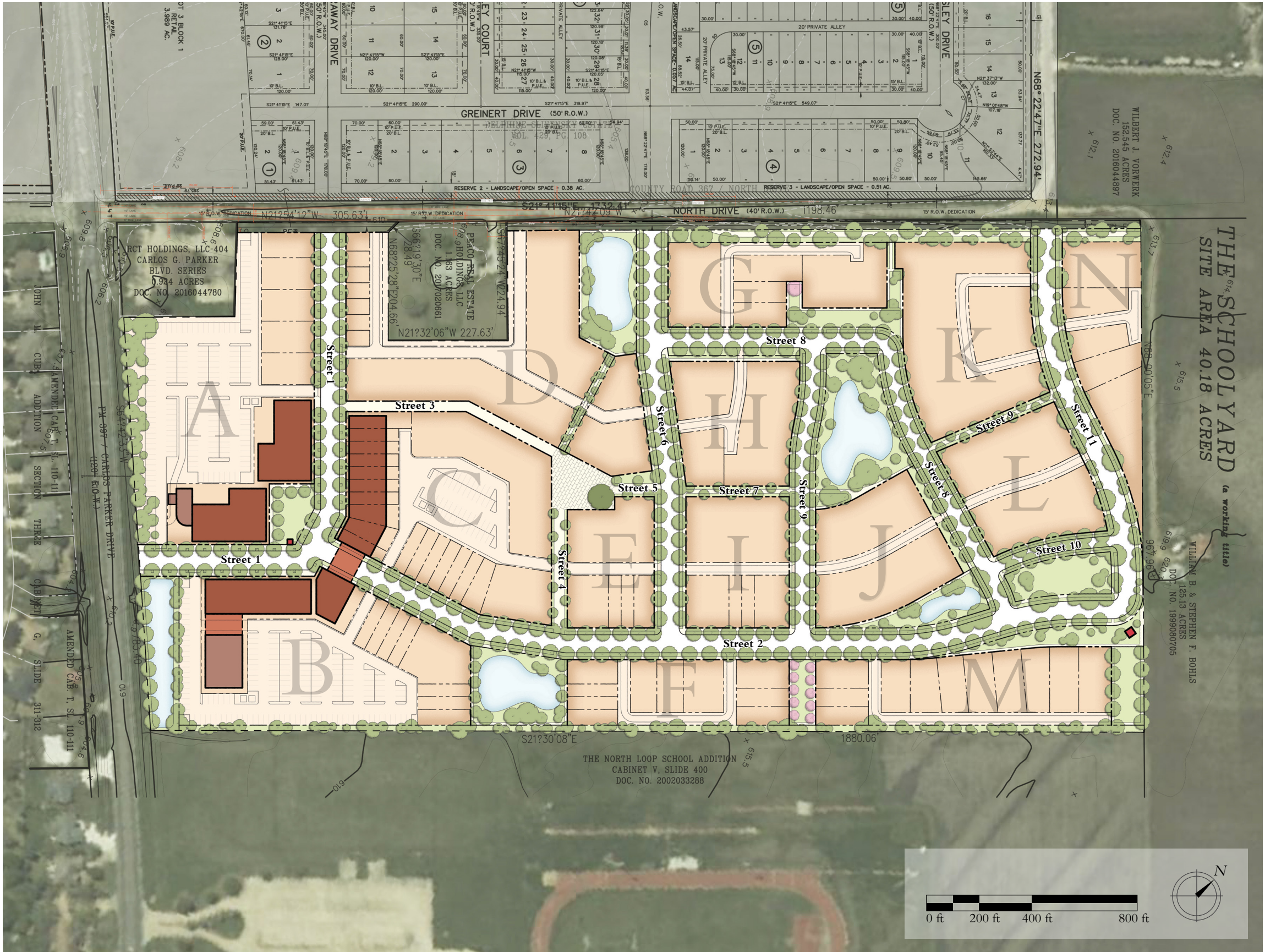


Norton Commons, Louisville, KY

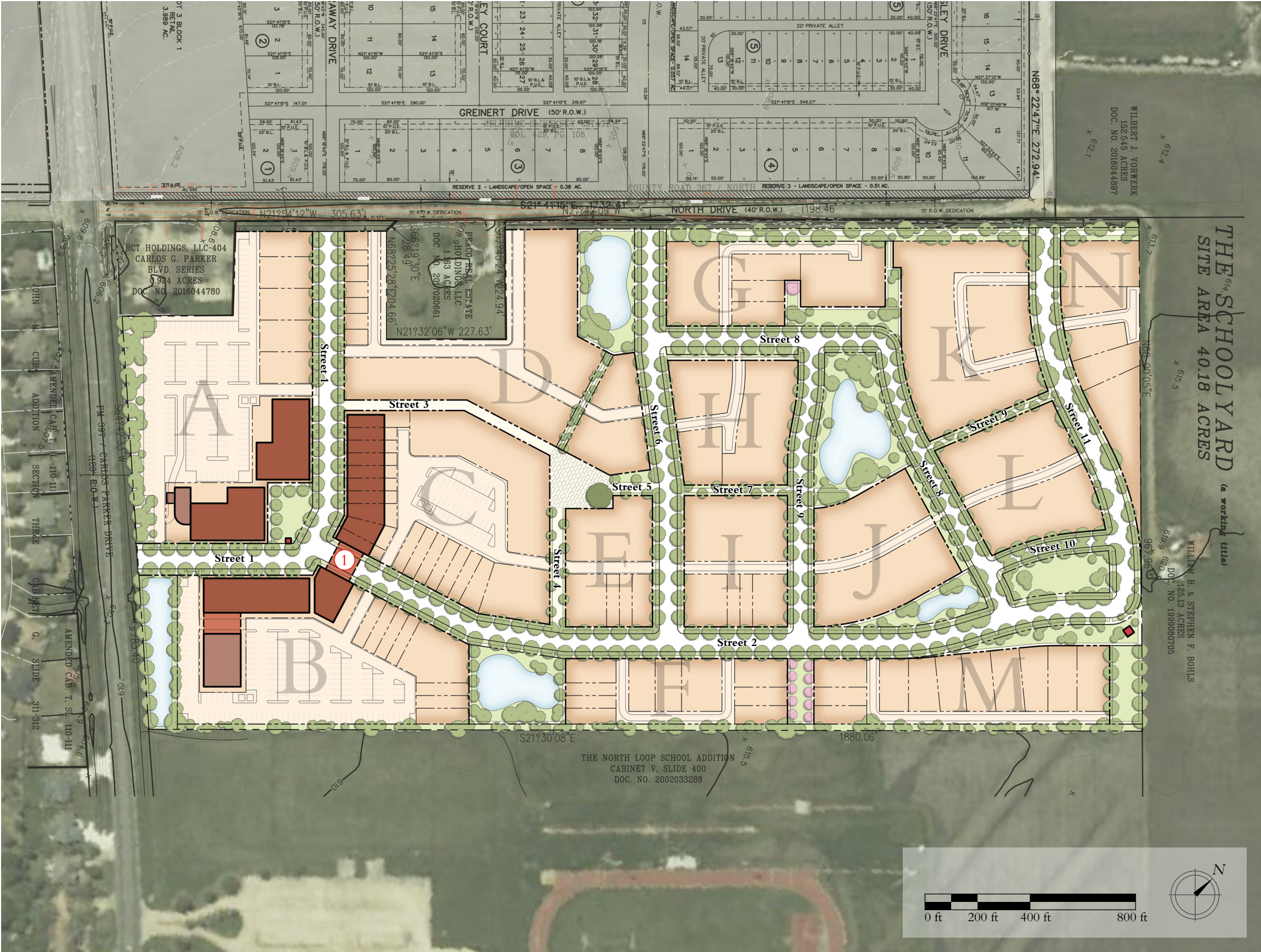
Comparing Northside's site to familiar places with similar urban structure illustrates the scale of the community (neighborhood, town, city, etc.), and helps contextualize the scale of the site relative to the sizes of buildings, streets, and civic spaces.











1: Bridge Building on Main Square



Forest Hills Village, New York, NY



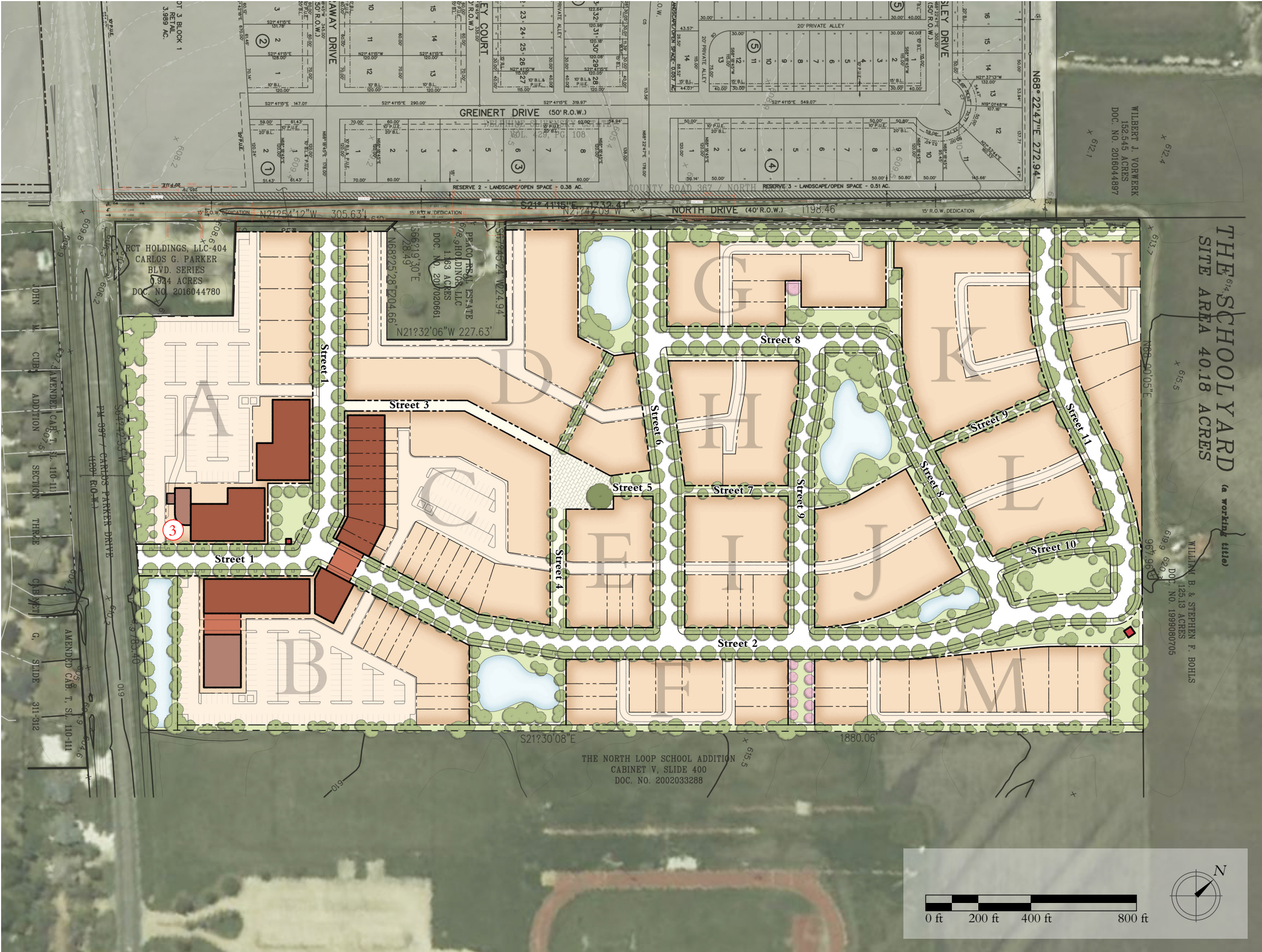
Village of Mariemont, OH



Sessions Village, Columbus, OH







3: Corner Starbucks Facing Carlos Parker Dr.



From American Solitude by Edward Hopper



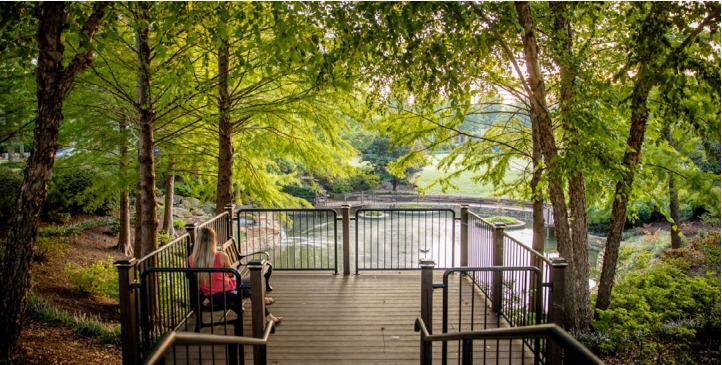
4: Drainage Ditches Along Streets and Paths



Carlton Landing, OK



5: Drainage Pond in Park



Glenwood Park, Atlanta, GA



RESIDENTIAL PROGRAM

Lot Depth: 100'+			X-Large House	Large House	Medium House	Small House	Large TH	Small TH		4-Plex Apt	Subtotal	
Frontage (ft.)	5802	Typ. Lot Width (ft.)	72	60	48	36	24	16		72		
Efficiency Factor	15%	# of Units / Lot	1	1	1	1	1	1		4		
Adjusted Frontage (ft.)	4931.7	% of Lots for This Lot Depth	10%	16%	24%	20%	16%	8%		6%		
			70%				24%			6%		
		# of Lots	11	17	26	22	17	9		7	109	Lots
		# of Units	11	17	26	22	17	9		28	130	Units
Total # of Lots			76				26			7	109	Lots

Lot Depth: 80'				Small House	Large TH	Small TH	Subtotal	
Frontage (ft.)	962	Typ. Lot Width (ft.)		36	24	16		
Efficiency Factor	15%	# of Units / Lot		1	1	1		
Adjusted Frontage (ft.)	817.7	% of Lots for This Lot Depth		0%	64%	36%		
				0%	100%			
		# of Lots		0	24	14	38	Lots
		# of Units		0	24	14	38	Units
Total # of Lots				0	38		38	Lots

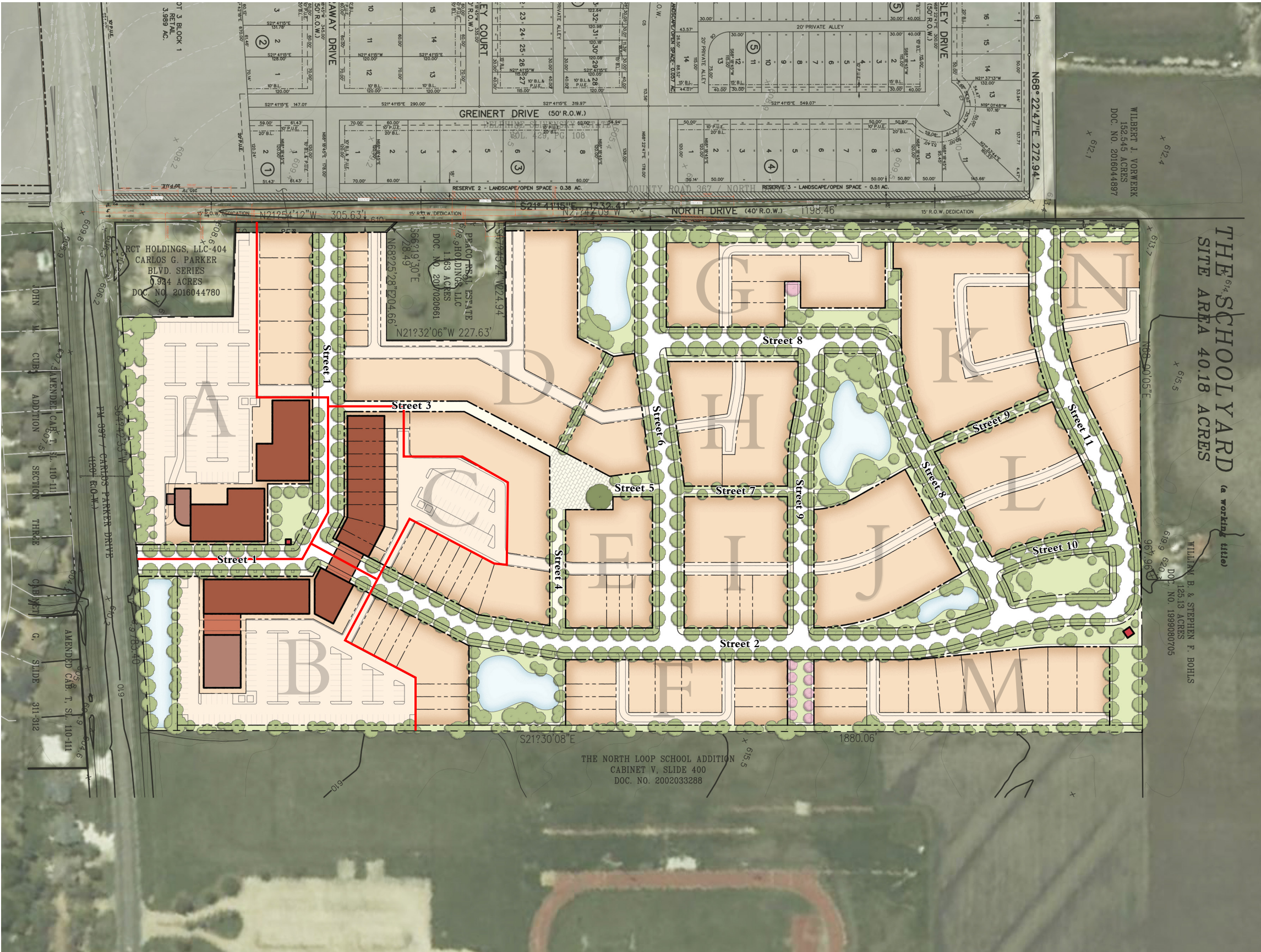
Total			X-Large House	Large House	Medium House	Small House	Large TH	Small TH	Liner	4-Plex Apt	Live-Work	Mixed-Use	Total	
		Typ. Lot Width (ft.)							30		24	80		
		# of Units / Lot							1		1	20		
		% of Total Lots	7%	10%	16%	13%	25%	14%	4%	4%	6%	1%		
			46%				39%		4%	4%	6%	1%		
		# of Lots	11	17	26	22	41	23	7	7	10	2	166	Lots
		# of Units	11	17	26	22	41	23	7	28	10	40	225	Units
Total # of Lots			76				64		7	7	10	2	166	Lots

COMMERCIAL PROGRAM

						Hotel	In-Line Retail	Starbucks	Office	Live-Work	Mixed-Use	Total	
					Hotel Keys	80						80	Keys
					Total SF of Office				5,000			5,000	SF of Office
					Total SF of Retail		7,000	2,000		9,600	24,000	42,600	SF of Retail

GRAND TOTAL	166 Lots and 47,600 SF of Commercial												
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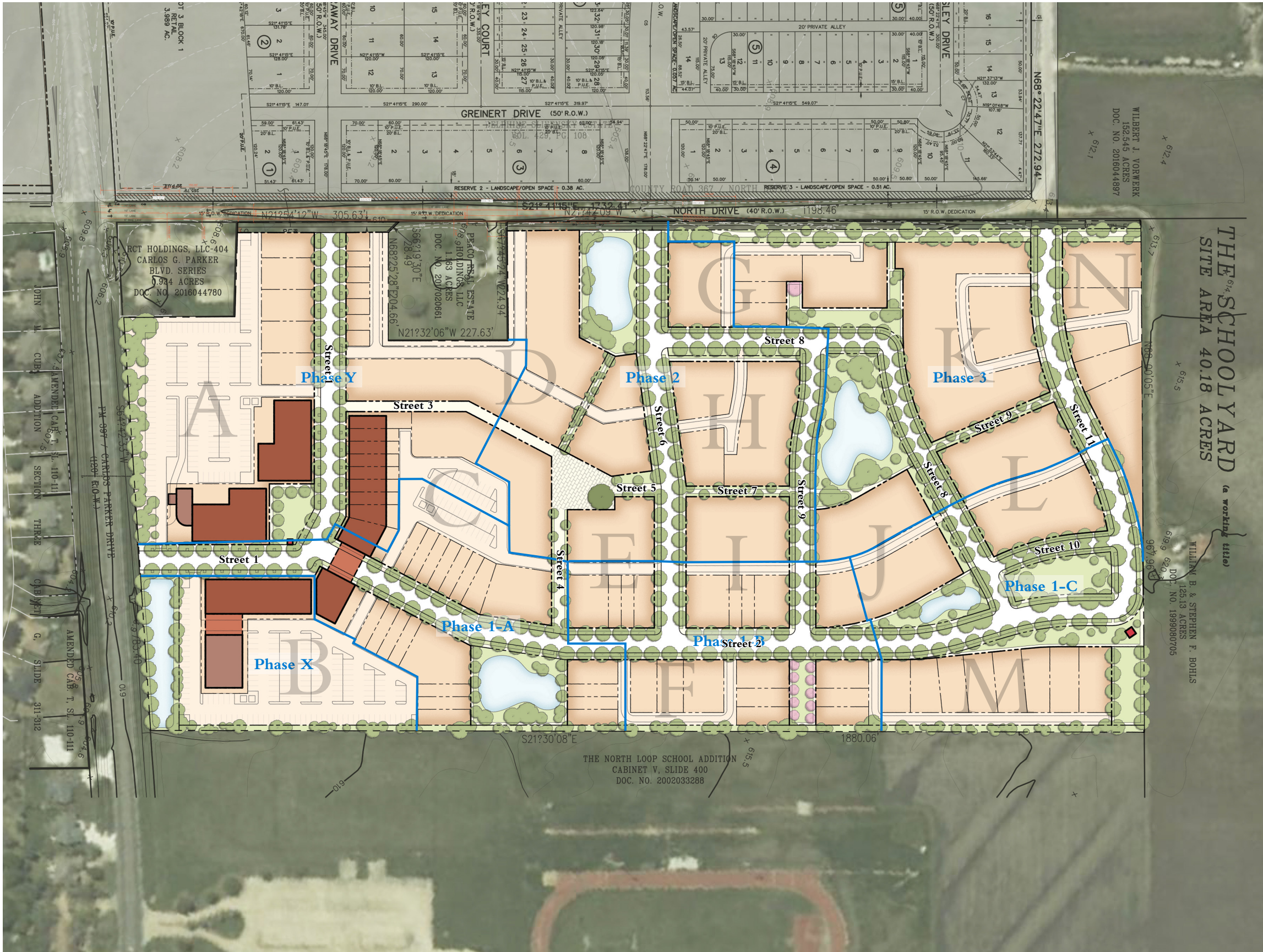
Area A	Count		Ratio	Parking Req.	Parking Provided	
	Mixed-Use Apt	40 Units			175	Parking Lots
	SF of Retail	26,000 SF	5.0 /1000 SF	130	37	On Streets
	Total			210	212	2

Area B	Count		Ratio	Parking Req.	Parking Provided	
	SF of Office	5,000 SF	3.0 /1000 SF	15	2	On lots
	SF of Retail	7,000 SF	5.0 /1000 SF	35	165	Parking Lots
	Hotel	80 Keys	1.0 /key + 25	105	9	On Streets
	Total			155	176	21

Area C	Count		Ratio	Parking Req.	Parking Provided	
	Live-Work	10 Units	2.0 /unit	20	20	On lots
	SF of Retail	9,600 SF	5.0 /1000 SF	48	48	Parking Lots
	Total			68	86	18

Parking for lots not included in Areas A, B, or C is provided on each lot.





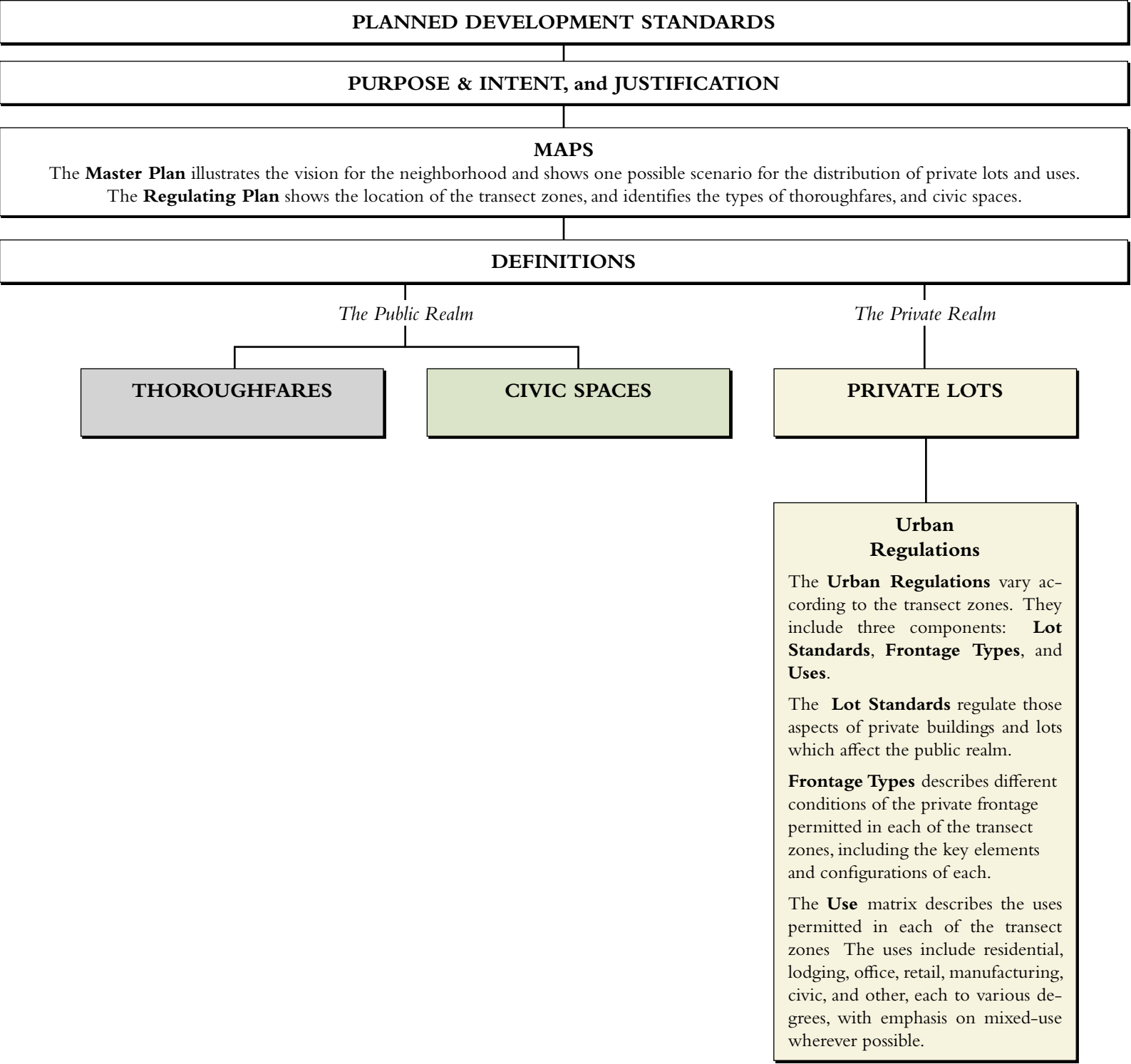
Northside's phasing is intended to **maximize variety and flexibility**. Phases 1-3 are sequential and account for most of the residential lots in the community.

Phase 1 is subdivided into Phases 1-A, 1-B, and 1-C, which combined include the full range transect zones in Northside. **Phase 1-A** gives a complete first step for realizing the vision of Northside: a vehicular street, a civic space, the beginning of a pedestrian street, and the private lots that shape them. **Phases 1-B** and **1-C** build on that public realm, while introducing more variety in civic spaces, lot sizes, and building types. Combined, Phase 1 includes detached houses, townhouses, and neighborhood-scale multi-family buildings, and its division into sub-phases allows for the balance between these types to be adjusted based on market demand.

Phases 2 and **3** continue to build out each of the transect zones from Phase 1, allowing lessons about the market from Phase 1 to be applied for the remaining residential development. Each phase is focused on a unique civic space: a pedestrian plaza in Phase 2 and a multi-part naturalistic park in Phase 3. These phases also introduce additional types of streets, including a vehicular yield street and additional pedestrian streets.

Phases X and **Y** include all of the commercial area in Northside, as well as some adjacent residential. These phases are sequential with each other, but independent of Phases 1-3, so that they can be undertaken when the market is favorable for the commercial types. **Phase X** includes in-line retail facing Carlos Parker Dr. and an 80-key hotel, for both of which there is thought to be immediate demand. **Phase Y** includes the remaining retail, focused around the main square, which is more likely to succeed once some portion of Northside's residential is already built.





A MASTER PLAN FOR
N O R T H S I D E
TAYLOR, TEXAS

C: PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards..... C.1

Purpose & Intent C.2

Master Plan..... C.3

Regulating Plan C.4

Thoroughfare Types C.5-C.7

Thoroughfare Standards C.7

Civic Space Types & Standards C.8-9

Lot Standards C.10-C.12

Frontage Types C.13

Use..... C.14

Definitions..... C.15



PURPOSE & INTENT

The intent of these PD Standards is to enable a pedestrian-friendly neighborhood design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 40 acres designed as a mixed-use, walkable community with a range of uses which may include lodging, office, retail, restaurant, and civic uses. The Regulating Plan allows flexibility with the parameters of the PD Standards. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market’s needs as the city grows.

At the Scale of the Neighborhood:

- Various daily needs occur within a walk of most dwellings.
- An interconnected network of thoroughfares is designed to disperse traffic.
- A range of civic spaces (parks, greens, squares, and plazas) is distributed throughout the neighborhood.
- Most commercial, civic and institutional activity is embedded in the Neighborhood Center.
- The transect zones reflect distinct physical environments, providing meaningful choices to potential residents.
- A range of housing types are provided to accommodate a diversity of household types and market demand.

At the Scale of the Block and the Building:

- The design of thoroughfares and buildings should reinforce safe environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the physical definition of thoroughfares and civic spaces.
- Civic buildings are distinctive and reflect their importance.
- The neighborhood evolves harmoniously and orderly.
- Architecture and landscape design should grow from climate, topography, history, and regional building practices.



A Typical Rural to Urban Transect, with Transect Zones

JUSTIFICATION

The primary reason for requesting the zoning change is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management and the like. This new community closely aligns with the City’s long-term vision/goals and will help the City meet the ever growing demand for walkable communities.

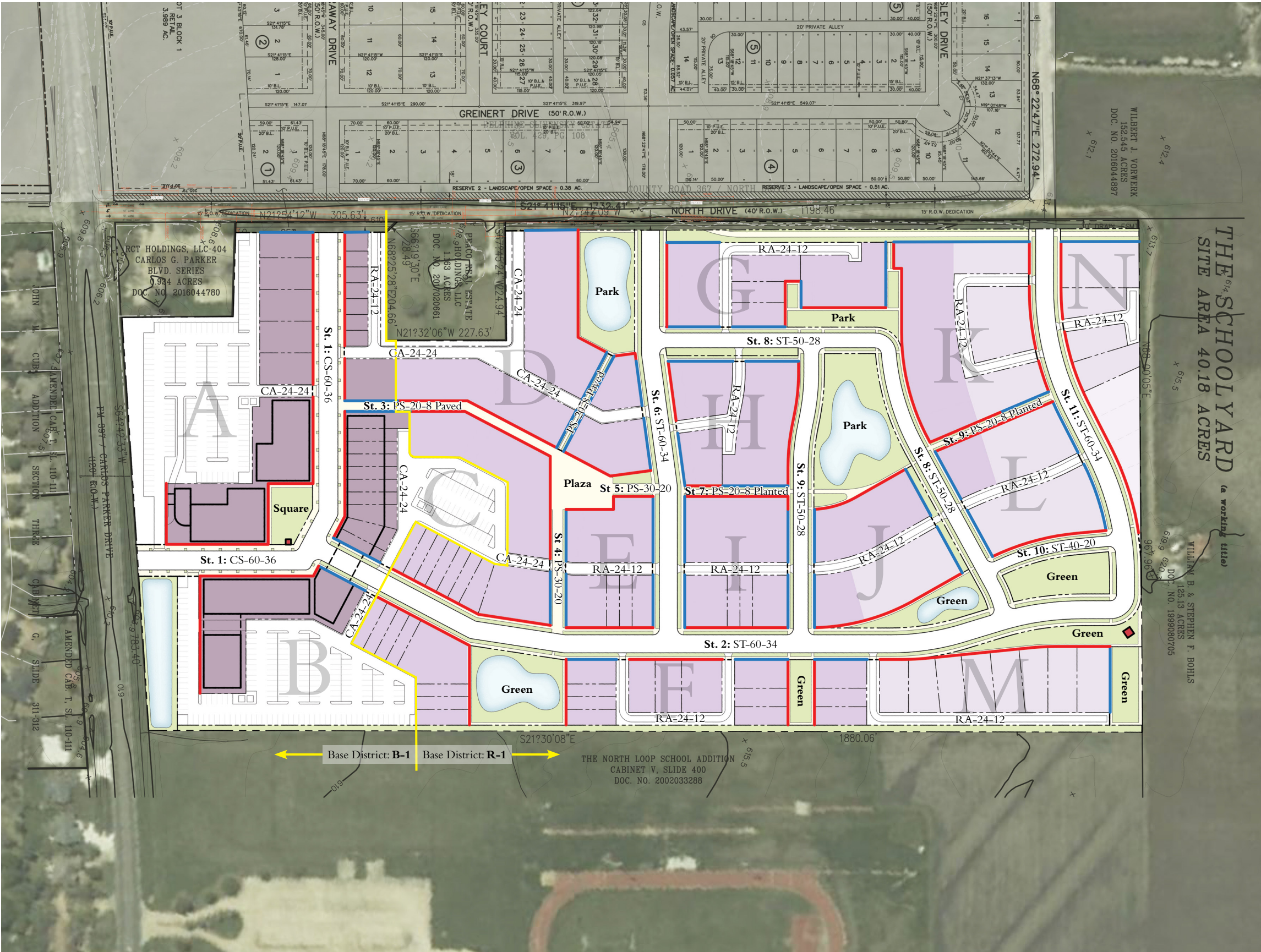
Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of the PD Standards. In the event of a conflict between the PD Standards and any otherwise applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
2. It is the design purpose and intent not the “letter” of the PD Standards to which improvements should conform.
3. The PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. It is expected that the standards for the typical condition will be applied to the actual condition, and modified or refined in a reasonable manner that achieves the intent of the PD.
4. There are two types of deviations from these PD Standards: Warrants and Variances (see Definitions). Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of “scrivener’s errors” within this document shall be handled by Warrant.
5. Sources for various texts, definitions and illustrations include the Lexicon of the New Urbanism and Smartcode v9.2 by Andres Duany, et. al.



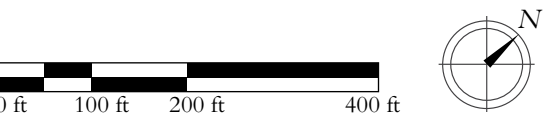
- Notes:**
1. Parking lots facing Carlos G. Parker Blvd. are screened with clustered, mixed shrubs and trees.
 2. A single row of street trees complements those in ROW, if any, along Carlos G. Parker Blvd.
 3. Street 2 and/or Street 11 are intended to connect to the property to the north with the exact location of the connection(s) to be determined if and when the property to the north is developed.
 4. Street 9 and/or Street 6 may connect to the property to the east with the agreement of the applicant and the property owner to the east.

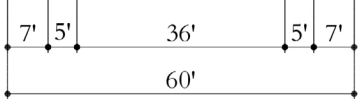
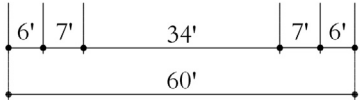
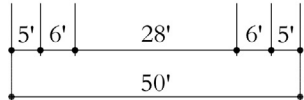
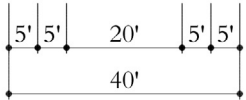
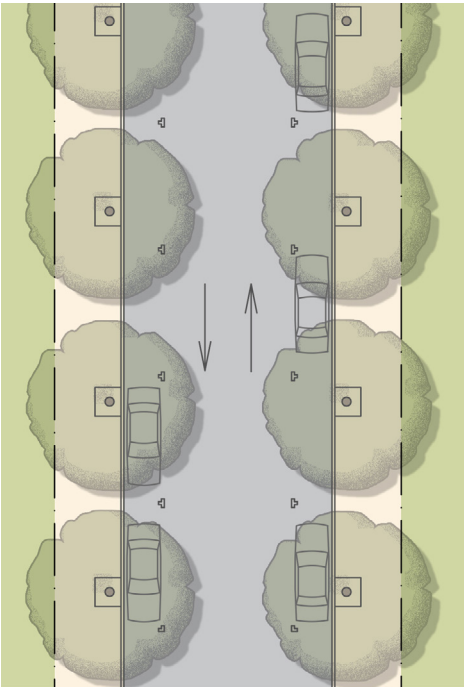
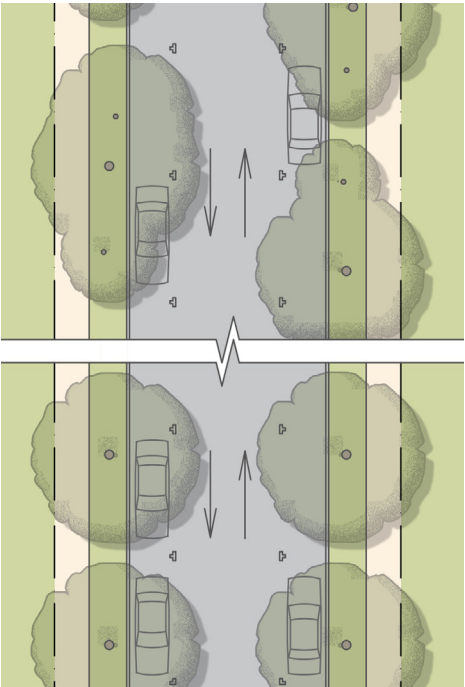
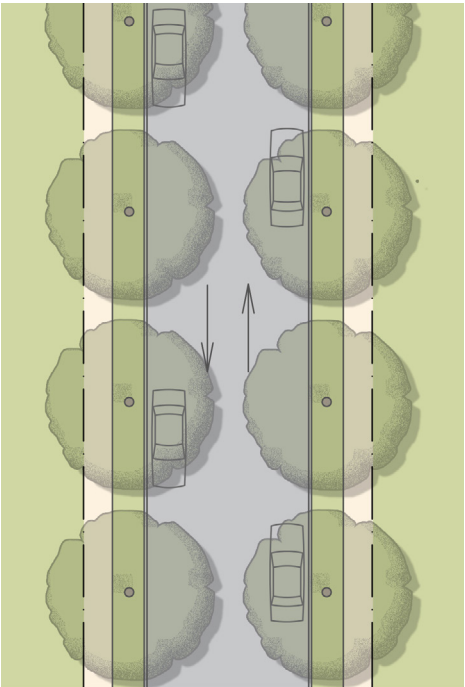
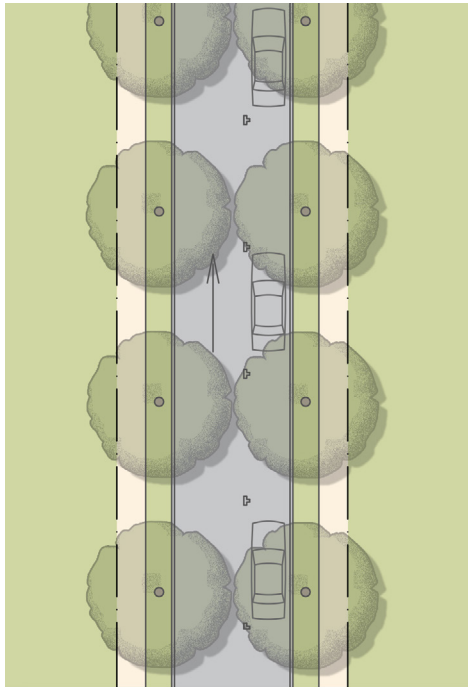
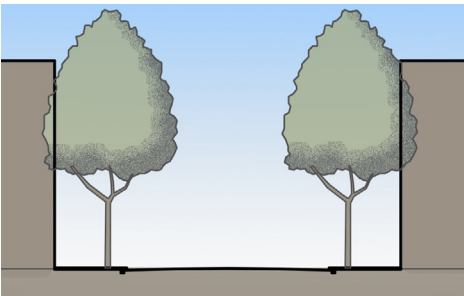
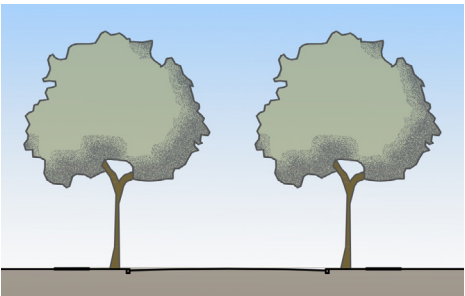
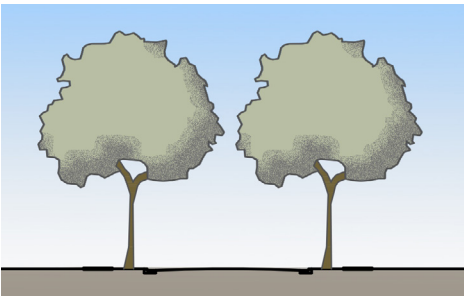
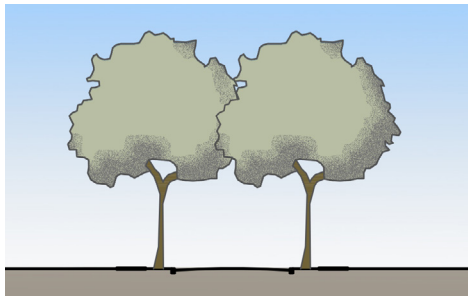




- T3: Neighborhood Edge Zone
- T4: Neighborhood General Zone
- T5: Neighborhood Center Zone
- Block Letter
- St. #: X-#-# Thoroughfare Number & Type (see C.5-C.7)
- Civic Space (see C.8-C.9)
- Civic Building
- R.O.W.
- Lot Line
- Primary Frontage
- Secondary Frontage
- Base Zoning District

- Notes:**
- The exact locations of boundaries between base zones may be adjusted to accommodate future adjustments to the Master Plan.
 - Although Street 6 is intended to align with the street across North Drive, a median is not proposed for Street 6 and the dimensions of Street 6 shall be as noted on the Regulating Plan and Thoroughfares Types (See C.5).





ST-40-20

YS-50-28

ST-60-34

CS-60-36

Street
40 ft. ROW
20 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
5 ft. Tree Lawn
Allee, 25 ft. o.c.
5 ft. Sidewalk

Yield Street
50 ft. ROW
28 ft. Pavement
Yield Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
6 ft. Tree Lawn
Allee, 25 ft. o.c.
5 ft. Sidewalk

Street
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
T3: Clustered / T4-5: Allee, 25 ft. o.c.
6 ft. Sidewalk

This thoroughfare type overrides City standards for Neighborhood Avenue.

Commercial Street
60 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25 ft. o.c.
7 ft. Sidewalk

- Thoroughfare Type**
- RD Road
 - ST Street
 - YS Yield Street
 - CS Commercial Street
 - LN Lane
 - RA Rear Alley
 - PT Path
 - PS Passage

Right-of-Way Width

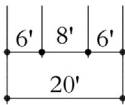
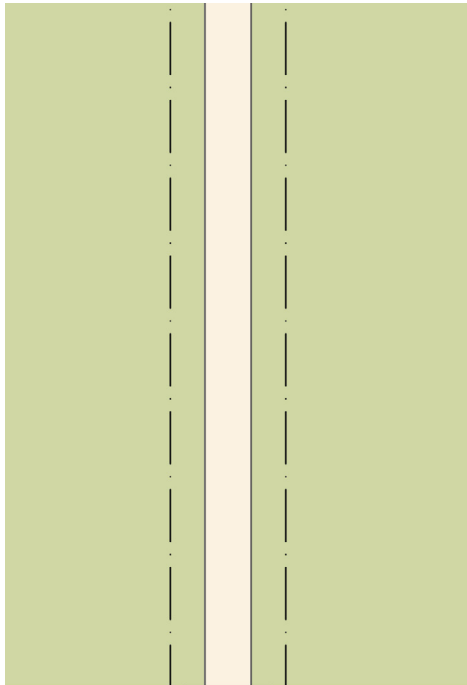
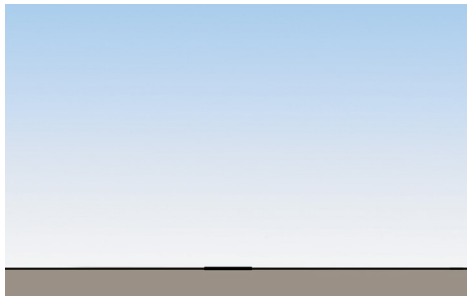
Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type

Notes

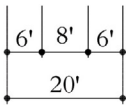
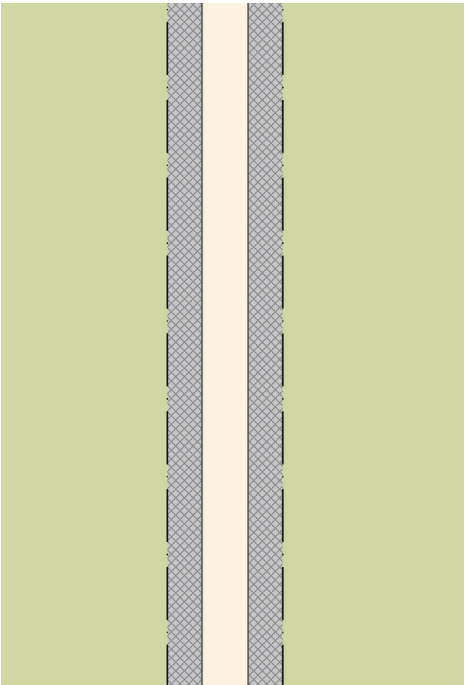
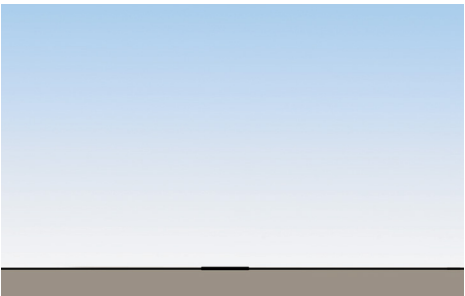




PS-20-8 Planted

Passage
20 ft. ROW
8 ft. Pavement
N/A
N/A
N/A
N/A
N/A
6 ft. Planting Zone
Clustered
8 ft. Pavement

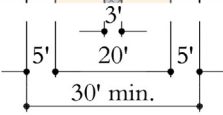
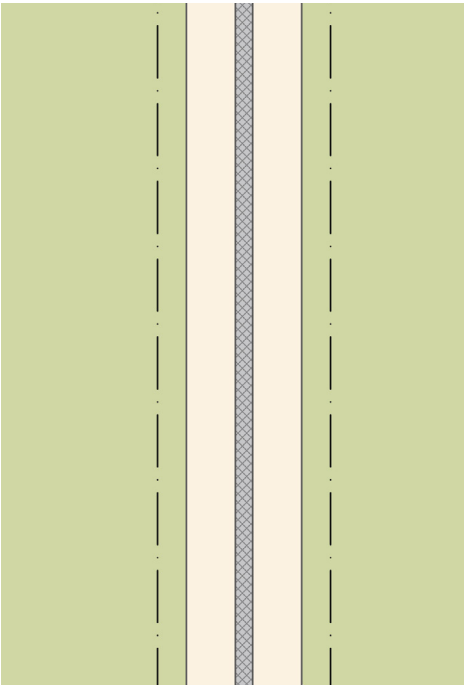
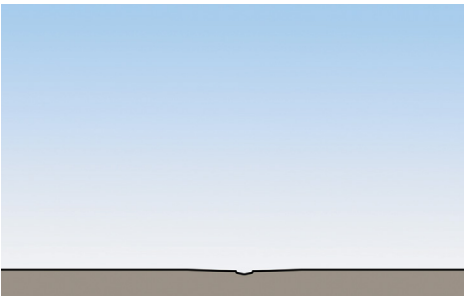
This thoroughfare type will be privately owned and maintained.



PS-20-8 Paved

Passage
20 ft. ROW
8 ft. Pavement
N/A
N/A
N/A
6 ft. Brick or Slate Pavers
N/A
N/A
N/A
8 ft. Pavement

This thoroughfare type will be privately owned and maintained.



PS-30-20

Passage
ROW Width Varies, min. 30 ft.
20 ft. Pavement
N/A
N/A
N/A
3 ft. Cobblestone Center Drain
Inverted Crown
5 ft. Planting Zone
Ground cover
20 ft. Pavement

This thoroughfare type will be privately owned and maintained.

- Thoroughfare Type
- RD Road
 - ST Street
 - YS Yield Street
 - CS Commercial Street
 - LN Lane
 - RA Rear Alley
 - PT Path
 - PS Passage

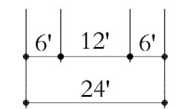
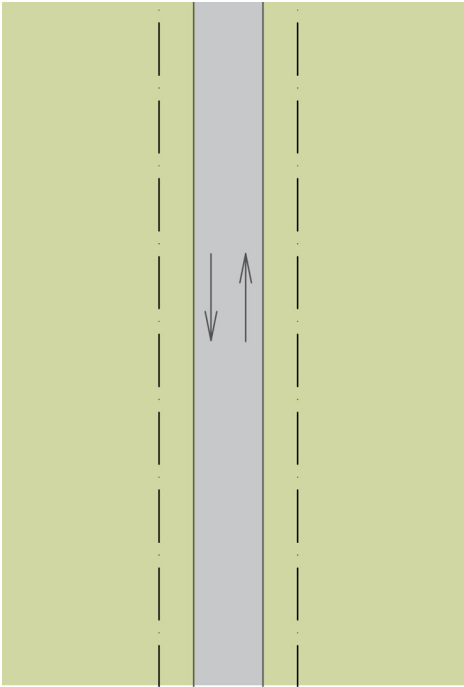
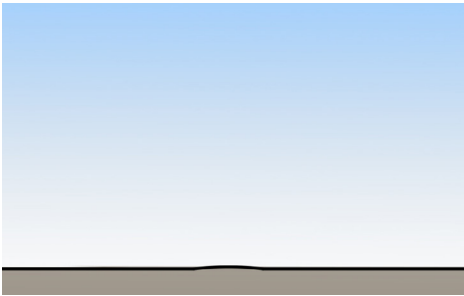
Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Notes

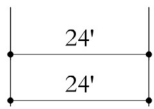
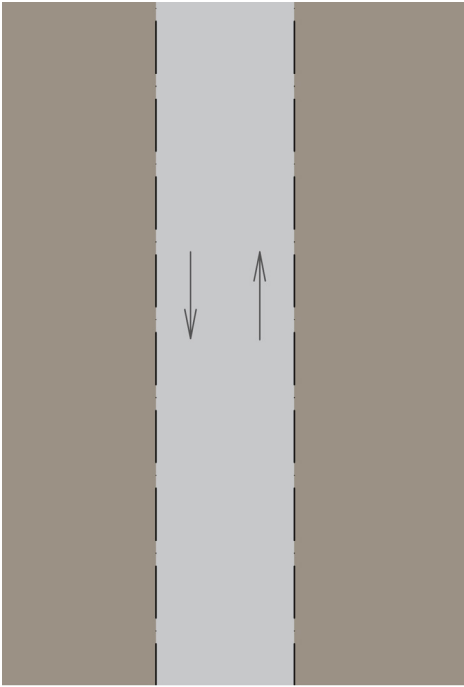
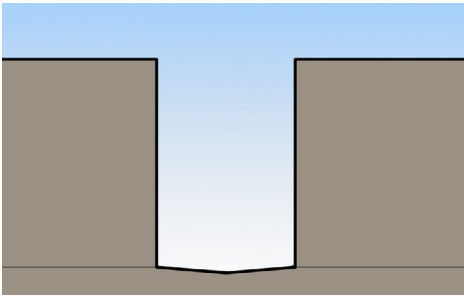




RA-24-12

Rear Alley
24 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
6 ft. Lawn
Varies
No Sidewalk

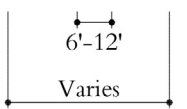
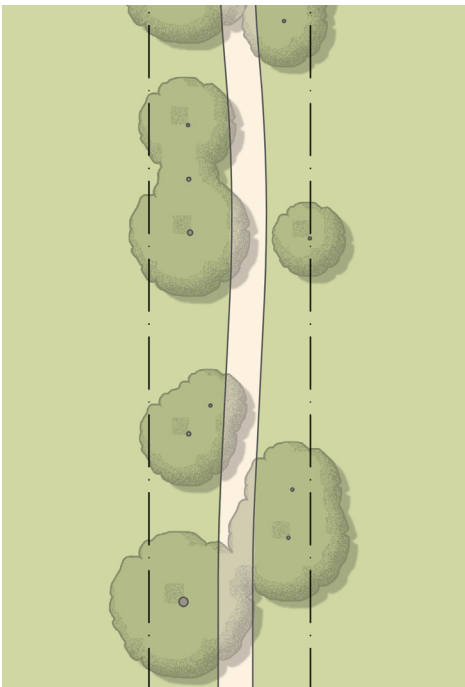
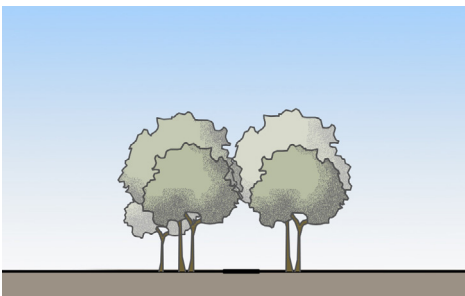
This thoroughfare type will be privately owned and maintained.



CA-24-24

Commercial Alley
24 ft. ROW
24 ft. Pavement
Slow Movement
Two-Way Traffic, Fire Access
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk

This thoroughfare type will be privately owned and maintained.



PT-V-6-12

Path
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Open
Trees, ground cover, shrubs, lawn
6 ft. to 12 ft. Pavement

This thoroughfare type will be privately owned and maintained.

Thoroughfare Type

RD Road

ST Street

YS Yield Street

CS Commercial Street

LN Lane

RA Rear Alley

PT Path

PS Passage

Right-of-Way Width

Varies

Pavement Width

Varies

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type

Notes

THOROUGHFARE STANDARDS

Thoroughfare Standards contained herein supersede the provisions of appendix C, Chapter 6, Table 5.2.1 and section 5.5 of the Taylor Code of Ordinances. The following apply to all thoroughfares (C.5-C.7):

1. **Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by the Property Owners' Association (POA).
2. **Street Trees.** The following apply to street trees:
 - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by Warrant.
 - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by Warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances. At retail frontages, the spacing of the trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
 - Trees shall be maintained by the POA to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) for moving vans, buses, emergency vehicles, and the like.

- The public frontage in T3 shall include trees planted in a naturalistic or regularly-spaced allee pattern of a single or alternated species with shade canopies of a height that, at maturity, clears at least one story.
 - The public frontage in T4 and T5 shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one story.
3. **Utility Easements.** Typically, water and sewer shall be provided in primary thoroughfares and other utilities shall be provided in secondary thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
4. **Carlos G. Parker Blvd and North Dr Rights-of-Way.** Within each of these RsOW, it would be ideal to have a sidewalk of 5'-8' in width adjacent to the R.O.W. boundary and a planting strip of 7' minimum with street trees. Because Carlos G. Parker Blvd is a TxDOT one ROW/Road, improvements to it may be limited and would require coordination with the State Agency.
5. **Encroachments over Rights-of-Way.** Portions of buildings may be permitted to encroach over RsOW as consistent with the Lot Standards (See C.10 and C.12).



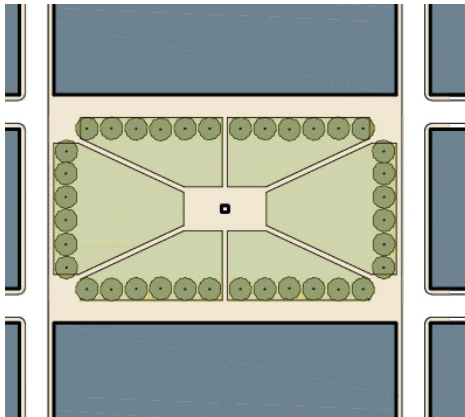
Park

A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, and open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a greenway.



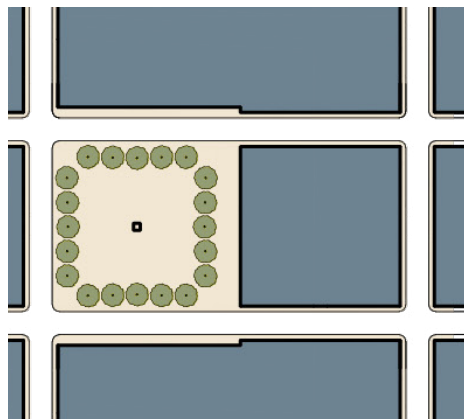
Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.



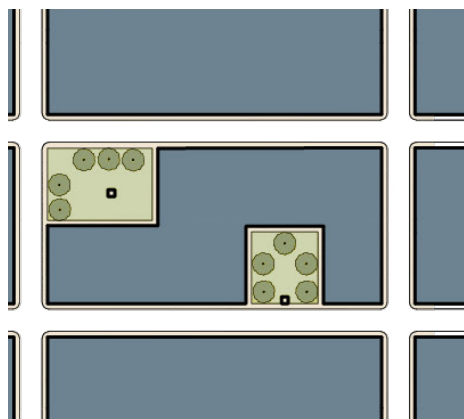
Square

A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.



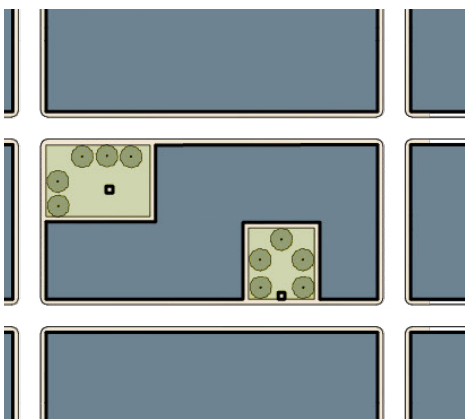
Plaza

A public space at the intersection of important streets set aside for civic purposes and commercial activities. A plaza is circumscribed by frontages, although not necessarily thoroughfares; its landscape consists of durable pavement for parking and trees requiring little maintenance.



Pocket Park

A small open space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere.



Playground

An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size.

CIVIC SPACE STANDARDS

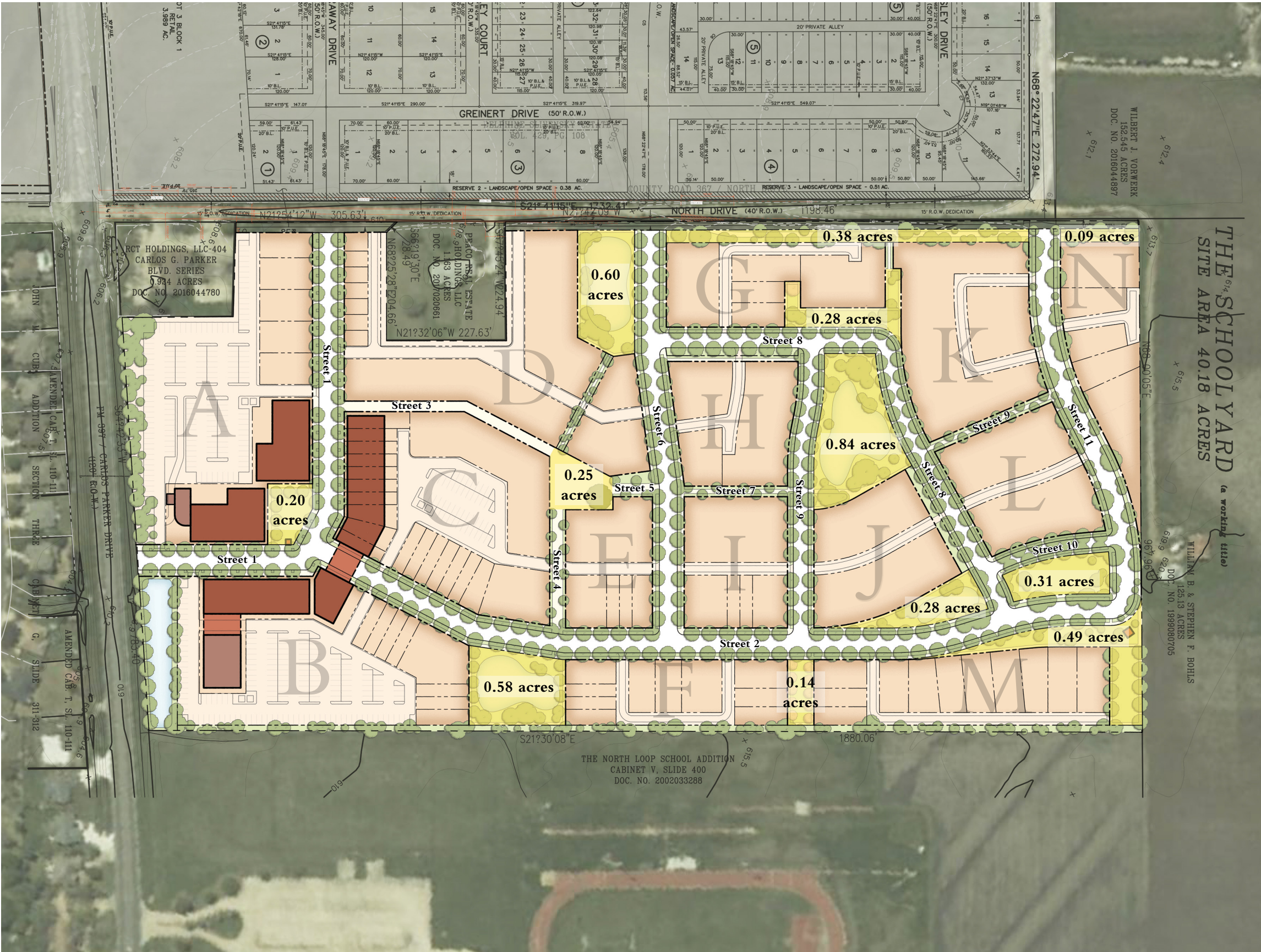
The following apply to all civic spaces:

- Maintenance and Ownership.** All civic spaces shall be owned and maintained by the POA.
- Open Space.** A minimum of 5% of the gross area of the property, including stormwater management areas which are above the floodplain, shall be open space (*See C.9*).

		T3	T4	T5
PK	Park	×	×	
GR	Green	×	×	
SQ	Square	×	×	×
PZ	Plaza		×	×
PG	Playground	×	×	×
PP	Pocket Park	×	×	×

Notes:

- Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic space.



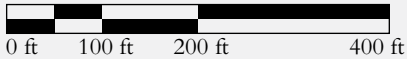
- Notes:**
1. Refinements to the location and area of open spaces are anticipated as the master plan is further refined (including its storm water management system). However, in no case shall the Open Space Ratio be less than 5% (*See C.8*).
 2. Street 2 and/or Street 11 are intended to connect to the property to the north with the exact location of the connection(s) to be determined if/when the property to the north is developed. Such connection(s) may reduce the open space shown.
 3. Street 9 and/or Street 6 may connect to the property to the east with the agreement of the applicant and the property owner to the east. Such connection(s) may reduce the open space shown.

Open Space

Open Space

Total Area: **4.16 acres**

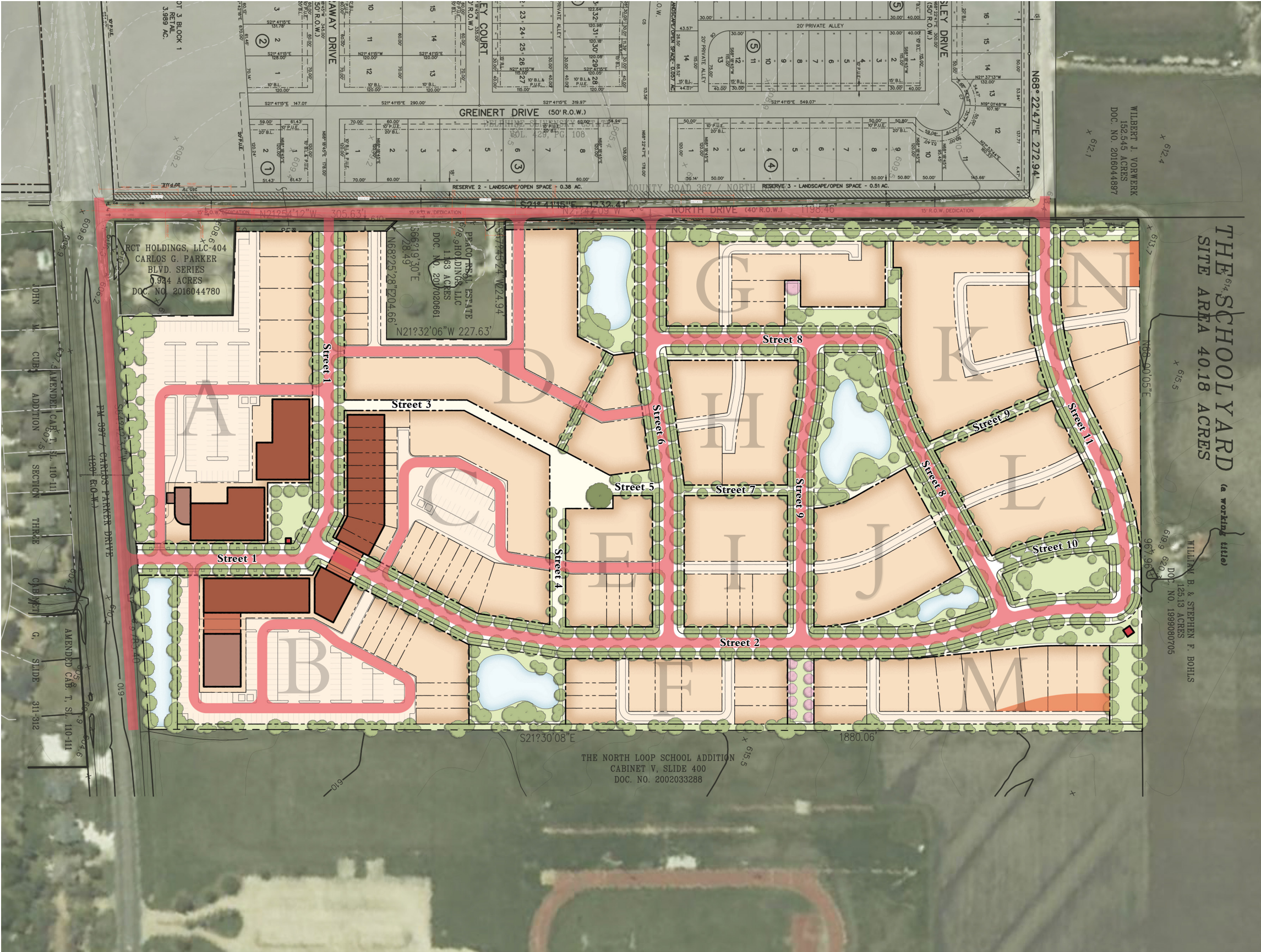
Open Space Ratio: **10.35%**



LOT STANDARDS

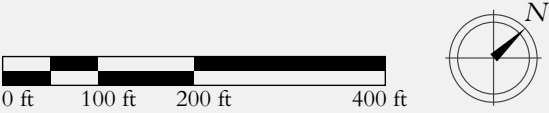
The following pages of lot standards (*C.10 and C.12*) apply to all private lots:

1. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the Permitted Encroachments chart (*See C.12*). Projections of windowsills, belt courses, bay windows, cornices, eaves, footings, and other ornamental features may project into any setback.
2. **Encroachments Over Rights-Of-Way.** Where shown on the Master Plan (*See C.2*), portions of buildings may span the full width of the ROW. These portions must maintain a minimum 13 ft. 6 in. clearance above grade, and shall be no deeper than 40 ft. as measured parallel to the adjacent ROW boundary.
3. **Dwelling size.** There is no minimum dwelling size.
4. **Number of buildings and units.** Lots may have more than one building. Corner lots may have two accessory units provided that one faces the secondary frontage.
5. **Building entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory buildings may face any thoroughfare type.
6. **Building height.** Building height shall be as shown on the Lot Requirements chart (*See C.12*). Exemptions from height limits include: church spires and belfries, monuments, ornamental towers and spires, water and fire towers, chimneys, flag poles, necessary mechanical appurtenances, and civic structures.
7. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise. Front yards of a depth greater than 12 ft. require one deciduous tree of a minimum height of 30 ft. at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a terrace, stoop, or porch. Lawn is prohibited at frontages in T5 and in all zones where the lawn area is 6 ft. or less in either dimension. Plant material, including ground cover, shall be planted no farther apart than 12 in. Required plant materials shall comply with City requirements. Artificial plants may not be used to satisfy the requirements herein. Erosion control is required where there is no landscape or hardscape.
8. **Site Perimeter Landscaping.** There is no site perimeter landscaping requirement.
9. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 ft. to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line.
10. **Parking Standards.** There shall be no minimum or maximum parking standards.
11. **Parking Lots.** Given the intention of building a compact, walkable, urban community, parking lots shall be relegated to the interior of the block and shielded from frontages with buildings and walls. Walkable communities require less parking and thus reduce the size and number of parking lots required. The following requirements apply:
 - Surfacing. Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, graded and drained to dispose of surface water into appropriate structures.
 - Parking lots shall not face frontages, with the exceptions of frontages along Carlos G Parker Blvd NW and North Dr.
 - Parking lots on adjacent private lots shall connect to one another.
 - Light Spillover. Given the intention of making parking lots as compact as possible and creating shared access from one owner's parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
 - Landscaping. Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces are exempt from landscaping requirements.
12. **Emergency Access.** Emergency vehicle access is provided as shown on the Emergency Vehicle Access Diagram (*See C.11*), typically within 150 feet of all buildable area on a lot. This access, which may be provided by primary or secondary thoroughfares, shall be paved with a clear width of 20 ft. and a 15 ft. inside turning radius, except for those thoroughfares designated as Yield Streets (YS). Buildings on portions of lot greater than 150 ft. from the Emergency Vehicle Access Route may require a fire suppression system to meet building and fire code requirements.
13. **Other subdivision standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. No maximum block length is required. Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys.

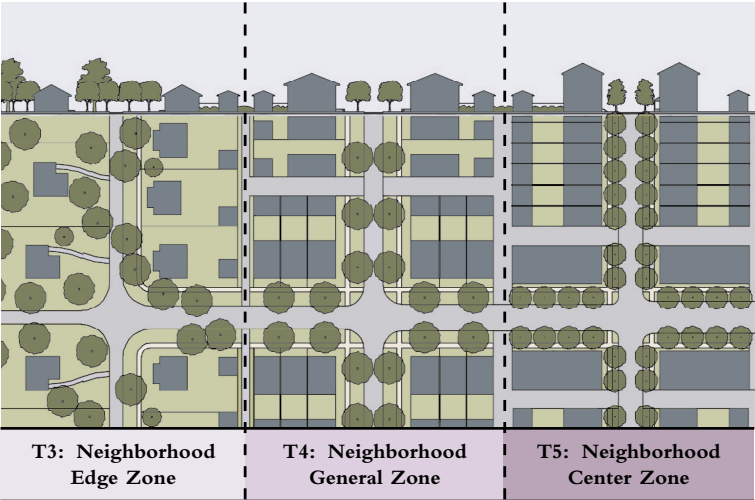


Emergency Vehicle Access

- Emergency vehicle access route
- Portions of lots over 150' from emergency vehicle access route (*see Standard #11 on C.10*)



Lot Requirements



a. LOT DIMENSIONS

Lot Width	50 ft. min., 120 ft. max.	12 ft. min., 96 ft. max.	12 ft. min., 180 ft. max.
Lot Coverage	70% max.	80% max.	95% max.

b. SETBACKS - PRINCIPAL BUILDING

(b.1) Front Setback (Principal)	18 ft. min., 30 ft. max.	0 ft. min 18 ft. max	0 ft. min 12 ft. max
(b.2) Front Setback (Secondary)	12 ft. min., 30 ft. max.	0 ft. min 18 ft. max	0 ft. min 12 ft. max
(b.3) Side Setback	5 ft. min.	0 ft. min	0 ft. min 24 ft. max
(b.4) Rear Setback	4 ft. min.	4 ft. min	4 ft. min
Primary Frontage Buildout	40% min	50% min	60% min

c. SETBACKS - OUTBUILDING

(c.1) Front Setback	20 ft. min from facade	20 ft. min from facade	40 ft. max from rear prop
(c.2) Side Setback	0 ft. or 5 ft. min	0 ft. min or 5 ft. min	0 ft. min
(c.3) Rear Setback	4 ft. min	4 ft. min	4 ft. max

d. BUILDING HEIGHT

(d.1) Principal Building	2 1/2 Stories max	3 Stories max	5 Stories max
(d.2) Outbuilding	2 1/2 Stories max	2 1/2 Stories max	2 1/2 Stories max

e. PRIVATE FRONTAGES (see C.13)

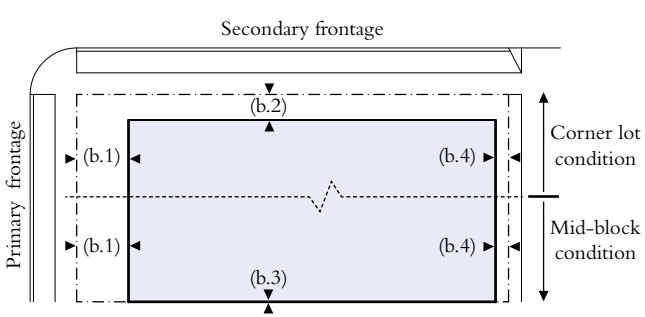
Common Lawn	permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	not permitted
Stoop	permitted	permitted	permitted
Storefront & Awning	not permitted	permitted	permitted
Gallery	not permitted	permitted	permitted

f. BUILDING USE (see C.14)

Residential	open	open	open
Lodging	not permitted	limited	open
Office	not permitted	limited	permitted
Retail	not permitted	limited	permitted
Manufacturing	restricted	limited	open
Civic	permitted	permitted	permitted

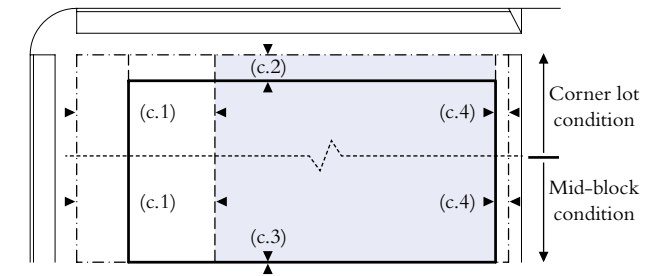
Setbacks: Principal Building

- The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
- Facades shall be built along the primary frontage to the minimum specified frontage buildout percentage. (The frontage buildout requirement does not apply at secondary frontages.)



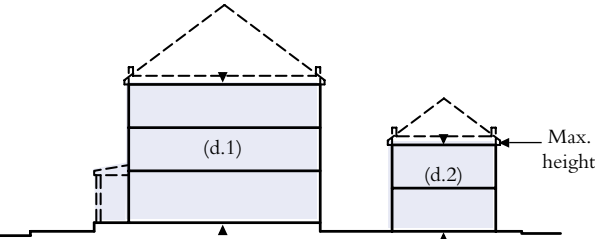
Setbacks: Outbuilding

- The outbuilding shall be distanced from the lot lines as shown.



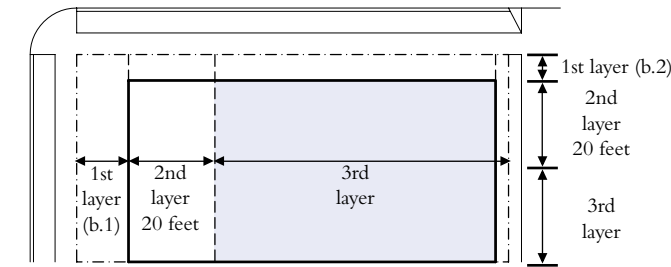
Building Height

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
- Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.



Parking Placement

- Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages may be permitted in the first or second layer by variance.



Permitted Encroachments

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) ¹
Patios ²		•	
Decks ²		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps ²	•	•	
Porches and Steps ³	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
At Commercial Uses Only			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Arcades ⁴	•	•	•
Colonnades ⁴	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Marquees	•	•	•
Signs	•	•	•
Lights	•	•	•
Buildings ⁴ (Also see requirement on C.8)	•		•

Notes:

- All encroachments into utility easements are subject to the permission of the affected easement owner.
- To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.
- May encroach into setbacks up to 6 feet.
- May encroach into setbacks up to 12 feet.
- Conditioned habitable space may encroach into the R.O.W above an Arcade or Colonnade as indicated, if a 12'-6" height clearance is maintained.

Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.

Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.

Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.

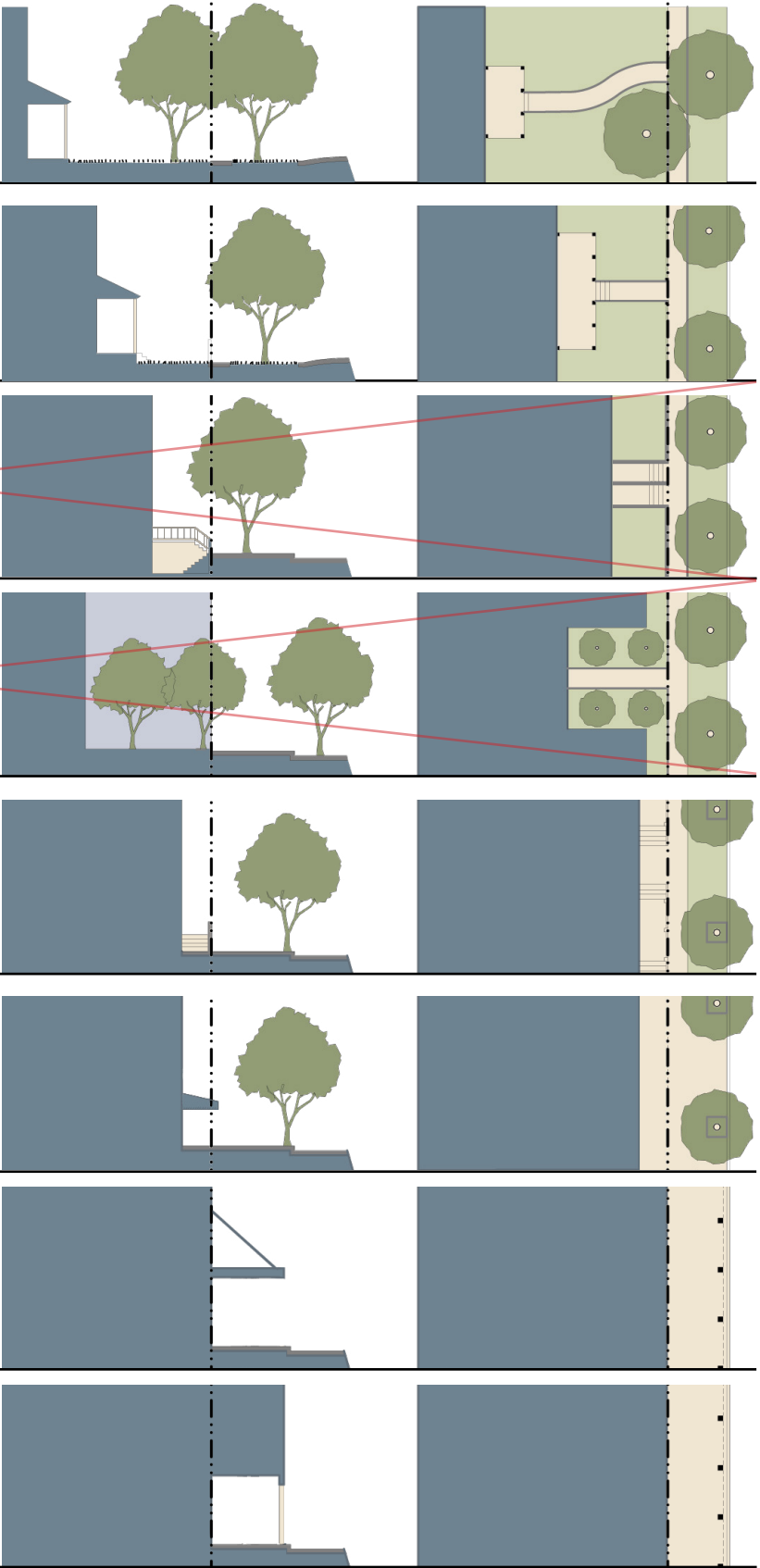
Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.

Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.

Storefront and Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.

Gallery: a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.

Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.



T3 Neighborhood Edge Zone

T4 Neighborhood General Zone

T5 Neighborhood Center Zone

	T3: Neighborhood Edge Zone	T4: Neighborhood General Zone	T5: Neighborhood Center Zone	Uses Prohibited in this PD
Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.	Open Residential: Up to six dwelling units and one accessory dwelling unit are permitted on each lot.			The uses listed below, regardless of whether the proposal will be a primary or accessory use, shall be prohibited in this PD: • Adult Entertainment • Automobile and/or Truck Washing Facility • Automobile Body Repair Shop • Automobile Fueling Station • Cell Towers exposed to view • Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling • Commercial Amusement, Outdoor • Commercial Kennels and Animal Husbandry • Commercial Stable • Concrete or Asphalt Batching Plant • Construction and Demolition Debris Disposal Facility • Distribution Facilities • Solid Waste Incinerators • Junk & Wrecked Vehicle Salvage Yard Facility • Methane Recovery Facility associated with Soil Removal • Mineral Extraction and Surface Mining • Motor Vehicle Impound lots • Mover Storage Facility • Moving Truck and Trailer Rental • Outdoor Vending Machines, except those for bikes, scooters, etc. • Paint Mixing & Spraying Facility • Petroleum or Related Products Refining or Distributor • Plastic & Rubber Products Manufacture • Race Tracks • Recycling and Salvage Center (except architectural salvage) • Salvage Motor Vehicle Auction or Pool Facility • Sanitary Landfill • Shooting Range, Outdoor • Solid Waste Disposal Facility • Truck Stop • Truck Terminals • Wind Energy Conversion System, Large Wind Farms • Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, socio-economic disruption, etc.). Impacts confined to this community are not considered adverse. • Similar Uses: For a proposed use not listed herein, a Waiver or a Warrant may be issued as described elsewhere in these PD Standards.
Lodging: Premises available for short-term human habitation, including daily and weekly rental.	Lodging uses are not permitted.	Limited Lodging: The property shall be owner-occupied. The number of bedrooms available for lodging shall be limited to 8. Breakfast may be provided to overnight guests before noon each day. (e.g. bed & breakfast or inn)	Open Lodging: Food service may be provided at all times. The maximum length of stay shall not exceed 90 days.	
Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.	Office uses are not permitted.	Limited Office: The area available for office use shall be limited to the first story.	Office uses are permitted.	
Retail: Premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.	Retail uses are not permitted.	Limited Retail: The building area available for retail use shall be limited to the first story of buildings on corner lots. The specific use shall be further limited to neighborhood store or food service seating no more than 30.	Retail uses are permitted.	
Manufacturing: Premises available for the creation, assemblage, and/or repair of artifacts including their retail sale except when such activity creates adverse impacts.	Restricted Manufacturing: Manufacturing uses are permitted in rear yards only. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	Limited Manufacturing: Manufacturing uses shall be limited to the first story of buildings on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	Open Manufacturing: Manufacturing uses are permitted. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	
Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.	Civic uses are permitted in any Transect Zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.			

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment not greater than 700 square feet sharing ownership and utility connections with a Primary Building; it may or may not be within an Outbuilding. *See C.11 and C.14.*

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path. *See C.5-C.6.*

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure connecting a Primary Building to an Outbuilding. *See C.16.*

Bed and Breakfast: *See C.14.*

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. *See C.8.*

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See C.13.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system. *See C.5-C.7.*

Driveway: a vehicular lane within a Lot, often leading to a garage.

Dwelling Unit: one or more rooms used, or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See C.16.*

Elevation: *See C.16.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit. *See C.10 and C.12.*

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit. *See C.10 and C.12.*

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Facade: *See C.16.*

Frontage: *See C.13 and C.16.*

Frontage Line: *See C.16.*

Frontage Buildout: That portion of a setback line which shall have a building facade on it.

Gallery: *See C.13.*

Green: *See C.8.*

Inn: *See C.14.*

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. (Syn. flexhouse.)

Lodging: *See C.14.*

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Layer: a range of depth of a Lot within which certain elements are permitted. *See C.16.*

Lot Line: *See C.16.*

Lot Width: the length of the Primary Frontage Line of a Lot. *See C.12.*

Manufacturing: *See C.14.*

Office: *See C.14.*

Open Space: land intended to remain undeveloped; it may be for Civic Space. *See C.8.*

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See C.16.*

Park: *See C.8.*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages. *See C.6.*

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network. *See C.7.*

Pavement Radius: *See C.16.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See C.8.*

POA: Property Owners Association

Primary Building: the main building on a Lot, usually located toward the Frontage. *See C.16.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See C.16. See Frontage.*

Private Frontage: *See C.16. See Frontage.*

Public Frontage: *See C.16. See Frontage.*

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges. *See C.7.*

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode. *See C.3.*

Residential: *See C.14.*

Retail: *See C.14.*

Right-of-Way (R.O.W.): *See C.16.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is all located to the more rural Transect Zones (T1-T3).

Secondary Frontage: *See C.16. See Frontage.*

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on C.12. *See C.16.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity. *See C.5-C.7.*

Square: *See C.8.*

Stoop: *See C.13.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See C.13.*

Story: a habitable level within a building, excluding an Attic or raised basement. *See C.12.*

Street (ST): a local urban Thoroughfare of low speed and capacity. *See C.5.*

Swale: a low or slightly depressed natural area for drainage.

T-zone: *See Transect Zone.*

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See C.5-C.7 and C.16.*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism. *See C.2 and C.4.*

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. *See C.4. (syn. T-zone)*

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See C.16.*

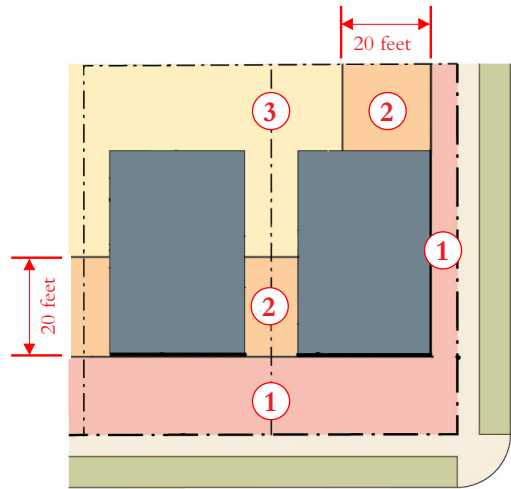
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. *See C.14.*

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing. *See C.2.*

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively. *See C.2.*

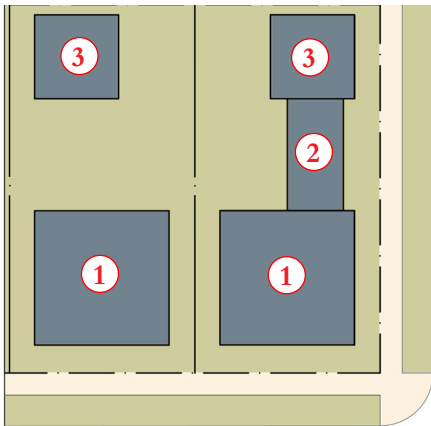
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare. *See C.5.*

Lot Layers



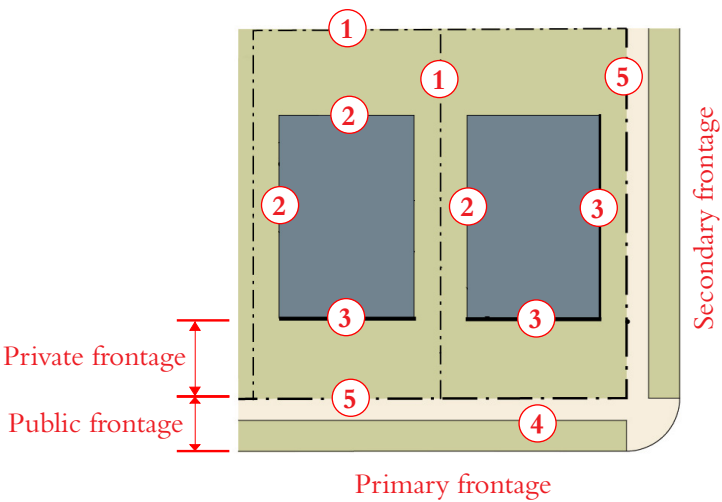
- ① 1st Layer
- ② 2nd Layer
- ③ 3rd Layer

Principle Building & Outbuilding



- ① Primary Building
- ② Backbuilding
- ③ Outbuilding

Frontage & Lot Lines



- ① **Lot Line:** the boundary that legally and geometrically demarcates a lot.
- ② **Elevation:** an exterior wall of a building not facing a frontage line.
- ③ **Facade:** the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
- ④ **Right-of-Way (R.O.W.):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.
- ⑤ **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is co-incident with the property line(s), at frontages.

Frontage: the area between a building facade and a thoroughfare or civic space, inclusive of its various built and planted components. Frontage is divided into private frontage and public frontage.

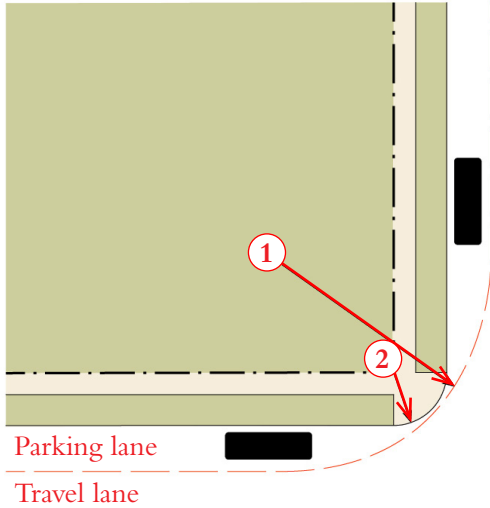
Primary Frontage: on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

Secondary Frontage: on lots with multiple frontages, the frontage(s) that are not the primary frontage.

Private Frontage: the privately held Layer between the Frontage Line and the Primary Building Facade.

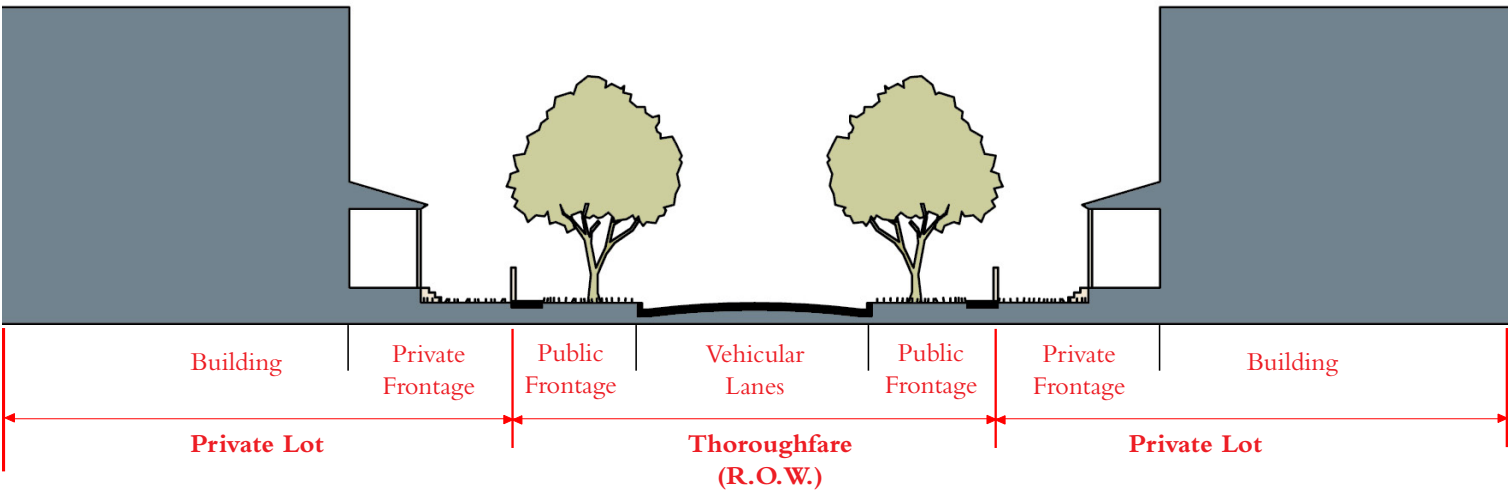
Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

Turning Radius



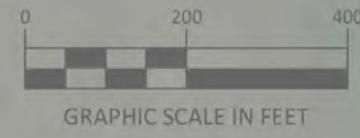
- ① **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
- ② **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

Thoroughfare & Frontages





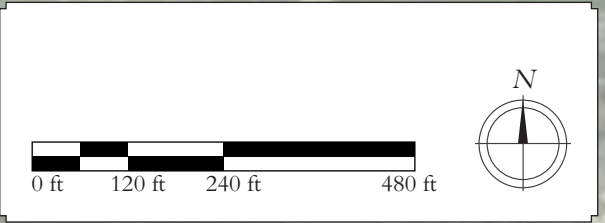
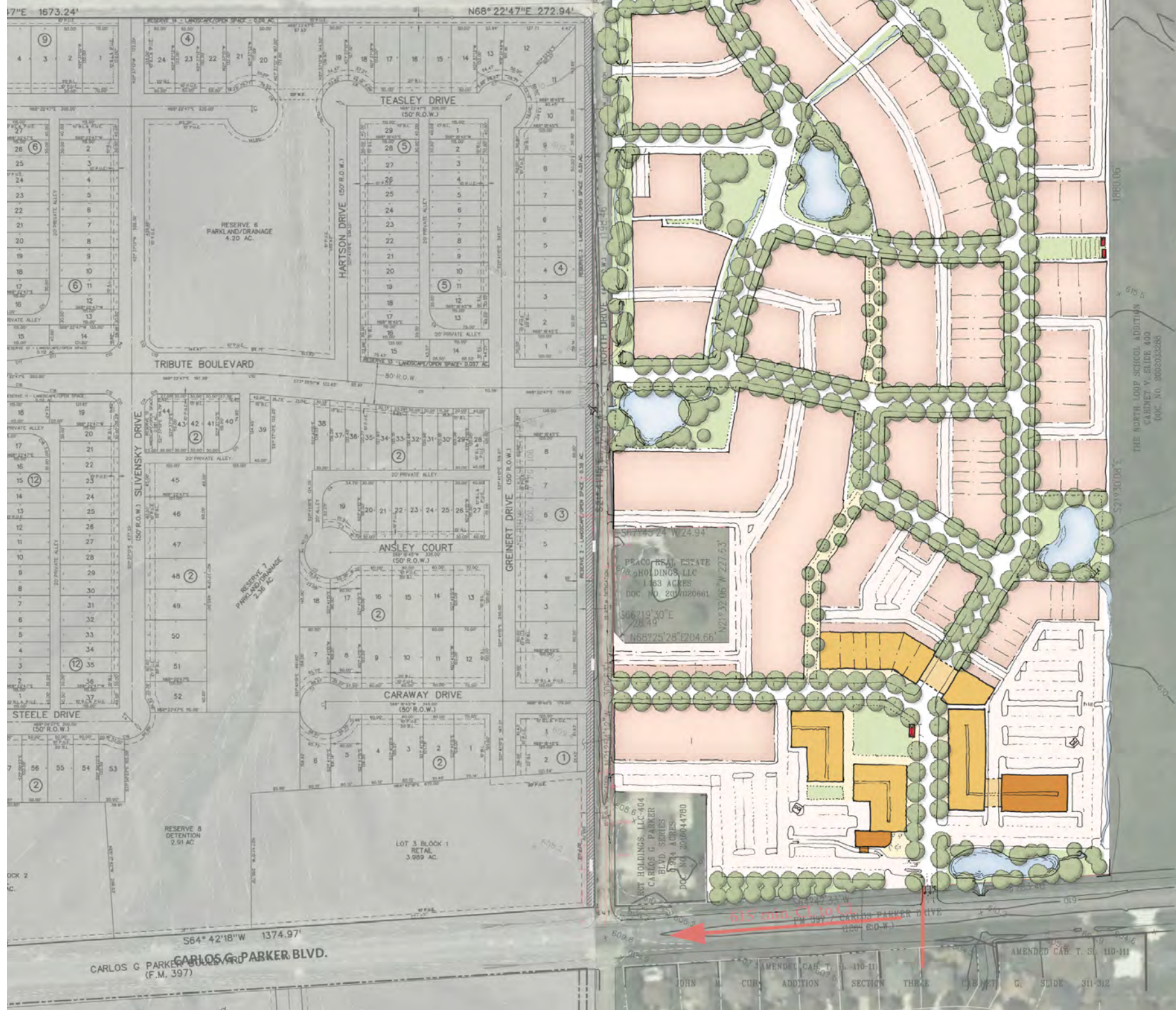




THE SCHOOLYARD (in working title)
SITE AREA 40.18 ACRES

WILBERT J. VORWERK
152.545 ACRES
DOC. NO. 2016044897

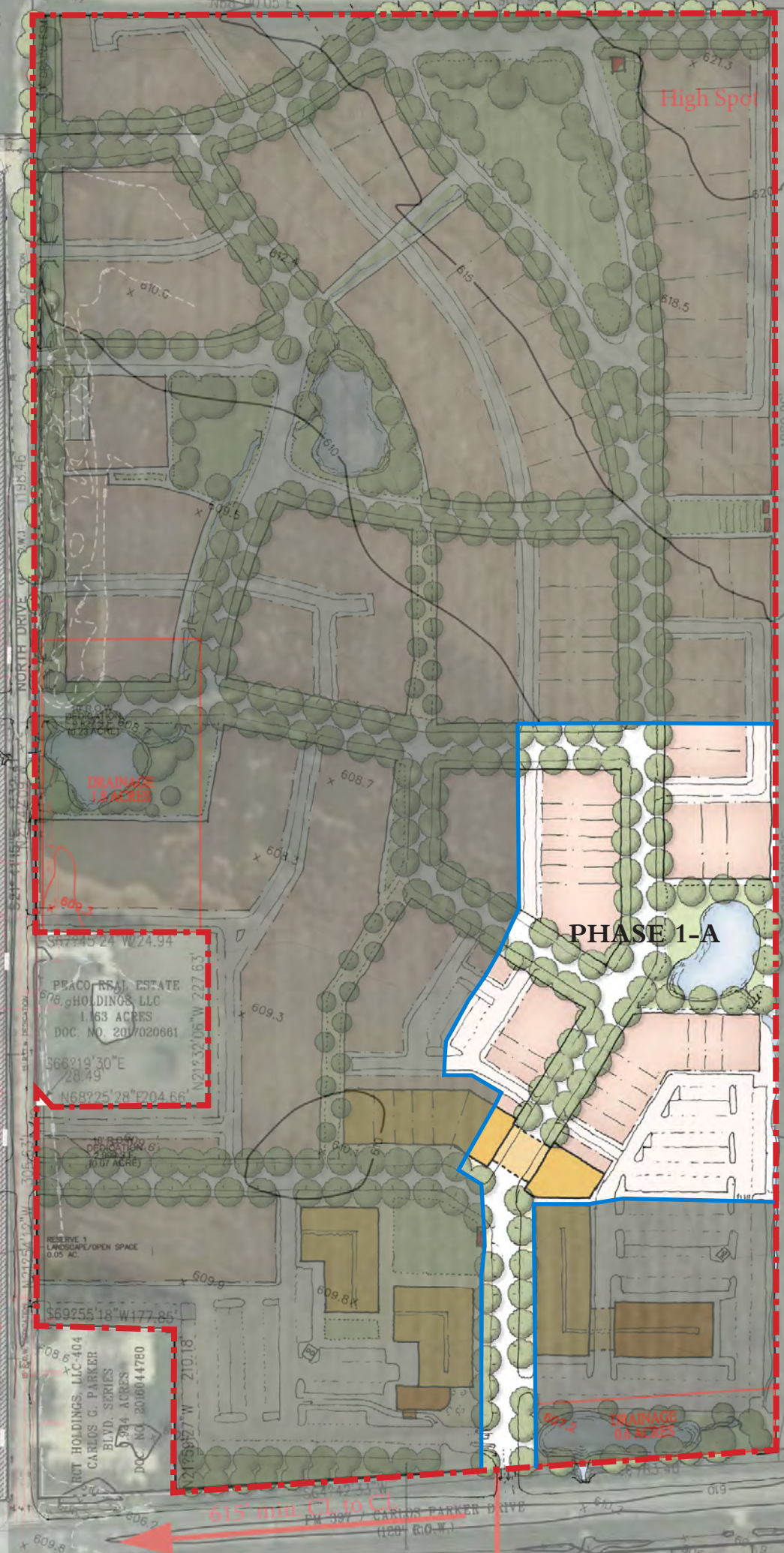
WILLIAM B. & STEPHEN F. BOHLS
125.11 ACRES
DOC. NO. 1998030705



WILBERT J. VORWERK
152.545 ACRES
DOC. NO. 2016044897

22'47"E 1673.24'

N68° 22'47"E 272.94'



THE NORTH LOOP SCHOOL ADDITION
CABINET V, SLIDE 400
DOC. NO. 200203288

LOT 3 BLOCK 2
RETAIL
3.48 AC.

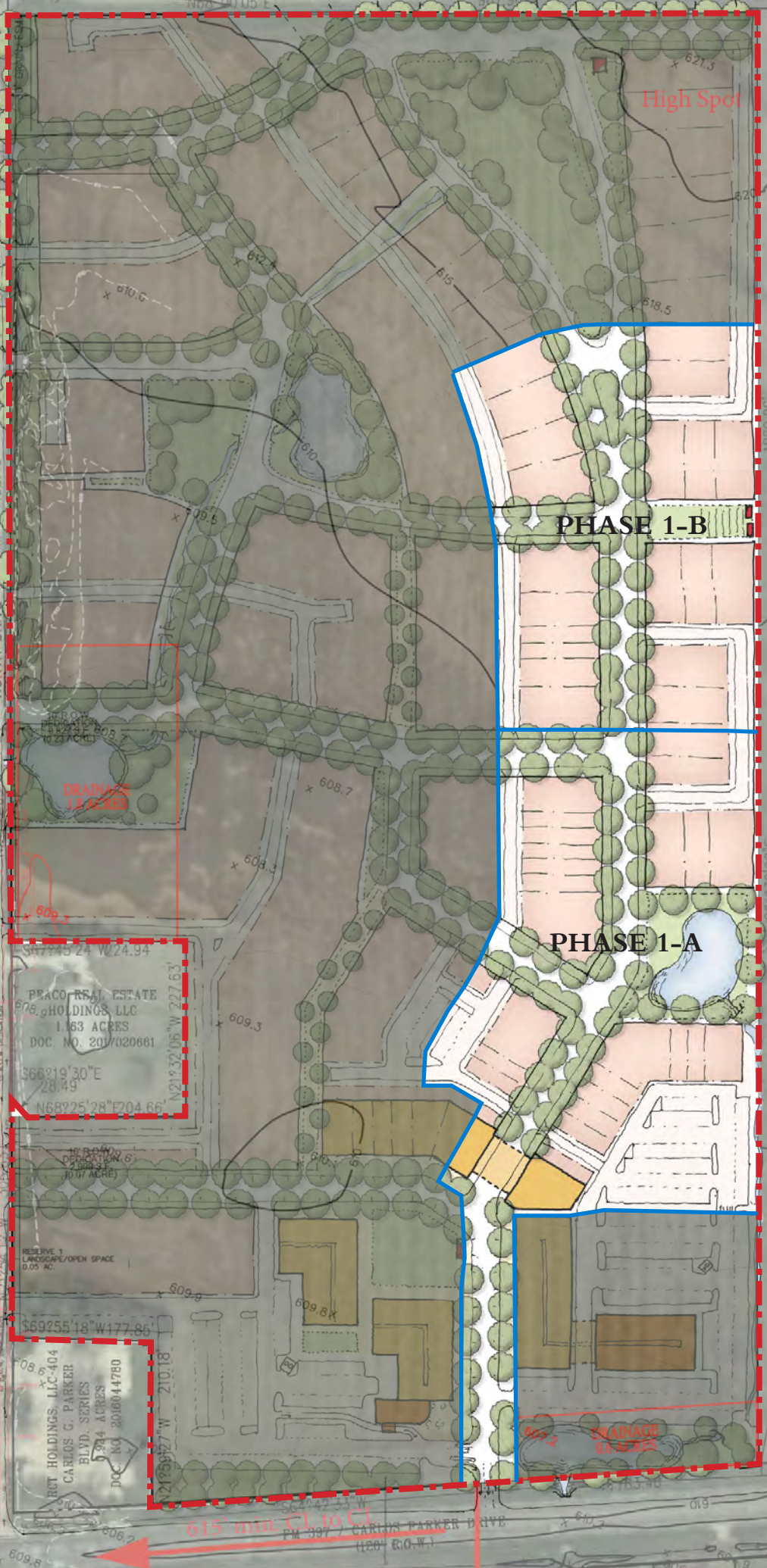
S64° 42'18"W 1374.97'

615' MIN. CL. 10' CH
FM 997 CARLOS PARKER DRIVE
(H&H R.O.W.)

WILBERT J. VORWERK
152.545 ACRES
DOC. NO. 2016044897

22'47"E 1673.24'

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THE NORTH LOOP SCHOOL ADDITION
CABINET V, SLIDE 400
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615' MIN. CL. 10' CH
FM 997 CARLOS PARKER DRIVE
(H&M R.O.W.)

WILBERT J. VORWERK
152,545 ACRES
DOC. NO. 2016044897

PHASE 1-C

PHASE 1-B

PHASE 1-A

PEACO REAL ESTATE
678.9 HOLDINGS, LLC
1.63 ACRES
DOC. NO. 2017020661

086
x
TT HOLDINGS, LLC-404
CARLOS G. PARKER
BLVD. SERIES
0.934 ACRES
DOC. NO. 2016044780
195927 W 210.18

THE NORTH LOOP SCHOOL ADDITION
CABINET V, SLIDE 400
DOC. NO. 2002033288

WILBERT J. VORWERK
153.545 ACRES
DOC. NO. 2016044897

22'47"E 1673.24'

N68° 22'47"E 272.94'

PHASE 1-C

PHASE 1-B

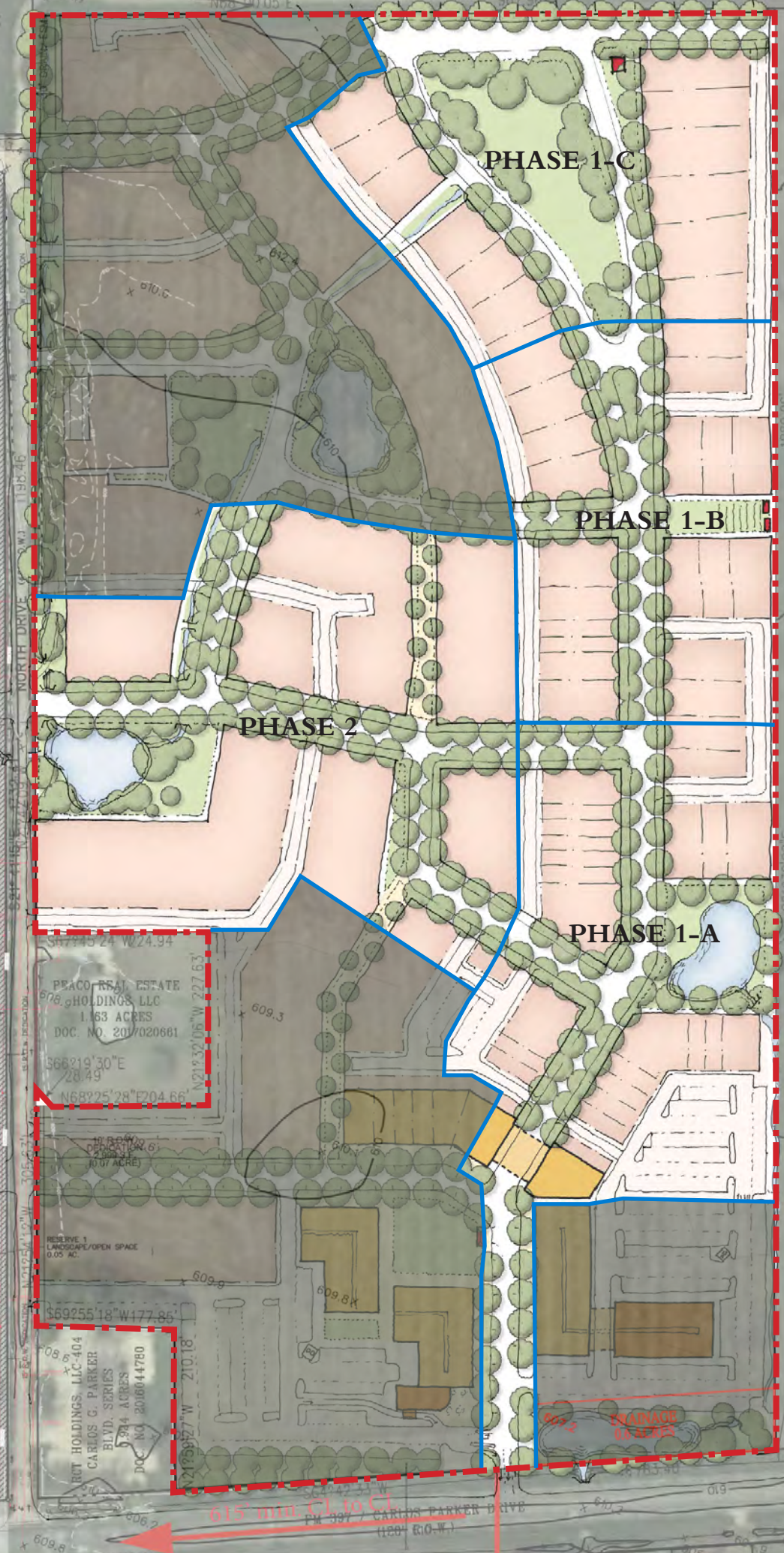
PHASE 2

PHASE 1-A

PRACO REAL ESTATE
678 HOLDINGS LLC
1.63 ACRES
DOC. NO. 2017020661

RT HOLDINGS LLC-404
CARLOS G. PARKER
BLVD. SERIES
0.244 ACRES
DOC. NO. 2016044780

THE NORTH LOOP SCHOOL ADDITION
CABINET V. SLIDE 400
DOC. NO. 2002033288





WILBERT J. VORWERK
153.545 ACRES
DOC. NO. 2016044897

22'47"E 1673.24'

N68° 22'47"E 272.94'

PHASE 1-C

PHASE 3

PHASE 1-B

PHASE 2

PHASE 1-A

TEASLEY DRIVE
(50' R.O.W.)

HARTSON DRIVE (50' R.O.W.)

TRIBUTE BOULEVARD

SLIVENSKY DRIVE
(50' R.O.W.)

ANSLEY COURT
(50' R.O.W.)

GREINERT DRIVE (50' R.O.W.)

CARAWAY DRIVE
(50' R.O.W.)

STEELE DRIVE
(50' R.O.W.)

RESERVE 8
DETENTION
2.91 AC.

LOT 3 BLOCK 1
RETAIL
3.989 AC.

PRACO REAL ESTATE
678 HOLDINGS LLC
1.63 ACRES
DOC. NO. 2017020661

RT HOLDINGS LLC-404
CARLOS G. PARKER
BLVD. SERIES
0.244 ACRES
DOC. NO. 2016044780

THE NORTH LOOP SCHOOL ADDITION
CABINET V. SLIDE 400
DOC. NO. 2002033288

615' MIN. CL TO CL

615' MIN. CL TO CL

S64° 42'18"W 1374.97'

609.8

609.8

609.8

609.8

609.8

609.8

609.8

609.8

609.8

609.8

609.8

609.8

609.8



WILBERT J. VORWERK
153.545 ACRES
DOC. NO. 2016044897

PHASE 1-C

PHASE 3

PHASE 1-B

PHASE 2

PHASE 1-A

PHASE X

PRACO REAL ESTATE
678 HOLDINGS LLC
1.63 ACRES
DOC. NO. 2017020661

RT HOLDINGS LLC-404
CARLOS G. PARKER
BLVD. SERIES
0.244 ACRES
DOC. NO. 2016044780

THE NORTH LOOP SCHOOL ADDITION
CABINET V. SLIDE 400
DOC. NO. 2002033288

N68° 22'47"E 272.94'

TRIBUTE BOULEVARD

TEASLEY DRIVE

HARTSON DRIVE (50' R.O.W.)

SLIVENSKY DRIVE

GREINERT DRIVE (50' R.O.W.)

ANSLEY COURT

CARAWAY DRIVE (50' R.O.W.)

STEELE DRIVE

S64° 42'18"W 1374.97'

615' min. CL to CL

FM 997 CARLOS PARKER DRIVE



WILBERT J. VORWERK
153.545 ACRES
DOC. NO. 2016044897

PHASE 1-C

PHASE 3

PHASE 1-B

PHASE 2

PHASE 1-A

PHASE Y

PHASE X

THE NORTH LOOP SCHOOL ADDITION
CABINET V, SLIDE 400
DOC. NO. 2002033288

PRACO REAL ESTATE
PRA HOLDINGS LLC
1.63 ACRES
DOC. NO. 2017020661
S66°21'30"E
28.49'
N68°25'28"W 204.66'

RT HOLDINGS LLC-404
CARLOS G. PARKER
BLVD. SERIES
0.244 ACRES
DOC. NO. 2016044780

LOT 3 BLOCK 1
RETAIL
3.989 AC.

RESERVE 8
DETENTION
2.91 AC.

RESERVE 7
PARKLAND/DRAINAGE
2.16 AC.

TRIBUTE BOULEVARD

ANSLEY COURT
(50' R.O.W.)

CARAWAY DRIVE
(50' R.O.W.)

GREINERT DRIVE
(50' R.O.W.)

TEASLEY DRIVE
(50' R.O.W.)

HARTSON DRIVE
(50' R.O.W.)

SLIVENSKY DRIVE
(50' R.O.W.)

STEELE DRIVE
(50' R.O.W.)

615' min. CL to CL
CARLOS PARKER DRIVE
(50' R.O.W.)

S64°42'18"W 1374.97'

Phase 1 Residential Program

	Lot Width	Lot Depth (min.)	Units		Percent		Ratio	Parking Req.	Parking Provided
Large House (Mansion)	60	100	6		10%	2.0	/unit	12	Parking Provided on Lots
House	50	100	22		35%				
Cottage	35	70	9		15%				
Townhouse	20	75	16		26%				
Mews Unit / Liner Building	30	35	1		2%				
MF House (4-plex)	78	110	8		13%				
TOTAL			62		100%				

Later Phases

Linear Feet of Frontage	3600								
subtract 10% for corners	3240								

Commercial & Mixed-Use Program

	Lot Width	Lot Depth (min.)	Count		Percent		Ratio	Parking Req.	Parking Provided
MF Corridor Building	varies	80	40	Units		2.0	/unit	80	14 On lots
Live-work Unit	24	70	8	Units		2.0	/unit	16	361 Parking Lots
Auxiliary Commercial Unit (in MF House)	varies	varies	1,000	SF	2%	5.0	/1000 SF	5	60 On Streets
Live-work	24	70	13,440	SF	30%	5.0	/1000 SF	67	
In-line Commercial	varies	70	30,400	SF	68%	5.0	/1000 SF	152	
Hotel	varies	70	80	Keys	0%	1.0	/key + 25	105	
TOTAL			44,840		100%			425	435 10

TOTALS

	Average Lot Width	Lot Depth		Total Units	Percent
Large House (Mansion)	60	100		11	5%
House	50	100		45	22%
Cottage	35	70		22	11%
Townhouse	20	75		58	28%
Mews Unit / Liner Building	30	35		8	4%
MF House (#-plex)	78	110		12	6%
MF Corridor Building	varies	80		40	20%
Live-work Unit	24	70		8	4%
TOTAL				204	100%



City Council Meeting

February 24, 2022

Transmittal Letter

Agenda Item #:

6

Agenda Title:

Hold a public hearing and introduce Ordinance 2022-08 regarding PZ-2022-1407, a change of zoning request on approximately 0.287 acres located at 205 East Martin Luther King Jr. Boulevard from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2).

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/Director of Development Services and Assistant City Manager

1. PURPOSE/DESCRIPTION

The purpose of the re-zoning is to permit residential development on two lots within a historically residential neighborhood. The current zoning district (M-1) does not permit residential uses, so any new residential development on vacant Lot 9 would not be possible. Additionally, the existing residence on Lot 10 is currently considered a legal nonconforming use due to the zoning regulations within the M-1 zoning district. For the applicant to move forward developing a duplex on Lot 9 and aligning Lot 10's current use with a zoning district that permits the existing use by-right, changes to the Official Zoning Map are necessary.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicant's request is to change the zoning district designation of M-1 on Lots 9 and 10 within Block 92 of the original City of Taylor plat. The M-1 Zoning District change would permit residential land uses compatible with existing land uses. Not only would the re-zoning it would allow for new dense, residential development, by-right, but it will bring the existing residence on Lot 10 into compliance with current zoning regulations.

On February 8, 2022, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission unanimously recommended approval of the Zoning Map Amendments.

2. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Infill development will be encouraged within a neighborhood designed for residential uses and has all the necessary infrastructure. • A “Missing Middle” housing product (duplex) is proposed to be built, which is a prioritized housing type within Chapter 4 of the Comprehensive Plan. • Increase in the tax base.	• The lots are located directly adjacent to an existing industrial business.

4. RECOMMENDATION

The Planning and Zoning Commission held a public hearing on February 8, 2022. The Commission unanimously recommended approval of the request to change the zoning of two lots, approximately 0.287 acres in total, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2).

5. FUNDING SOURCE

N/A.

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – February 8, 2022

City Council public hearing and ordinance introduction – February 24, 2022

City Council consideration of ordinance approval – March 10, 2022

7. OTHER OPTIONS (In order of preference)

N/A.

8. ATTACHMENTS

- 6a. [Staff Report](#)
- 6b. [Growth Sector Map](#)
- 6c. [Future Land Use Map](#)
- 6d. [Current Zoning Map](#)
- 6e. [Proposed Zoning Map](#)
- 6f. [Draft Ordinance 2022-08](#)
- 6g. [Exhibit “A,” Survey](#)
- 6h. [PowerPoint presentation](#)

City of Taylor
PZ-2022-1407
Zoning Map Amendment
Staff Report

Requested Action:

Zoning Map Amendment to change the zoning of approximately 0.287 acres of land, located at 205 E. Martin Luther King Jr. Boulevard and legally described as Lots 9 and 10, Block 92, City of Taylor, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2).

Applicant:

Darion Pugh/DP Rentals, LLC

Subject Property:

Approximately 0.287 acres of land, located at 205 E. Martin Luther King Jr. Boulevard and legally described as Lots 9 and 10, Block 92, City of Taylor, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2), Taylor, Williamson County, Texas.

Parcel Information:

Zoning: Light Industrial Zoning District (M-1)

Current Use: Residential

Proposed Zoning: Multi-Family Residential Zoning District (MF-2)

Future Land Use Map: Neighborhood Infill

Growth Sector: Infill Neighborhood Sector

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	Industrial	M-1
South	Martin Luther King Jr. Blvd. ROW/Residential	R-1 across Martin Luther King Jr. Blvd.
East	Vacant lot	M-1
West	Booth St. ROW/Residential	B-3

Purpose:

The purpose of the re-zoning is to permit residential development on two lots within a historically residential neighborhood.

Staff Analysis:

The subject property is approximately 0.287 acres and two lots, located at 205 E. Martin Luther King Jr. Blvd. Currently, it is zoned Light Industrial Zoning District (M-1). The applicant is proposing to re-zone to Multi-Family Residential Zoning District (MF-2) to permit the construction of a duplex on Lot 9 and align Lot 10's current use with a zoning

district that permits the existing use by-right, changes to the Official Zoning Map would be necessary.

The proposed land use for Lot 9, “Two Family Dwelling (Duplex),” is not permitted in the M-1 Zoning District. For any duplex development to move forward, changes to the approved zoning map would be necessary. As proposed, a re-zoning to Multi-Family Residential Zoning District (MF-2) would be the most appropriate. This zoning district encourages dense, residential development, which the applicant proposes, and the kind of development the lots were initially platted for.

The current land use for Lot 10, “Single-Family Dwelling (Detached),” is not permitted in the M-1 Zoning District. For this land use to comply with current zoning regulations, changes to the approved zoning map would be necessary. As proposed, a re-zoning to Multi-Family Residential Zoning District (MF-2) would be appropriate as it permits the use mentioned above by-right.

In summary, the applicant requests to change the zoning district designation of M-1 to MF-2 of two lots, approximately 0.287 acres in total. The MF-2 Zoning District change would permit multi-family and single-family residential uses compatible with existing and proposed residential land uses. Additionally, it would encourage the development of infill lots and allow the developer to provide a broader amount of housing types within an existing residential neighborhood.

Staff Recommendation:

As City Staff, we are charged with using the Comprehensive Plan as a guide for making recommendations to the Planning and Zoning Commission on proposed re-zoning requests. Staff recommends approval of the request to rezone approximately 0.287 acres as it furthers the first key takeaway within Chapter 2 of the Comprehensive Plan, *“focus on developing small and infill lots”* and both H1, *“neighborhoods should have a mix of housing affordable to all income levels and age groups,”* and H4, *“infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single-family development.”*

Staff uses the Future Land Use Map and Growth Sectors Map as guides as they are the graphic representation of the desires in the Comprehensive Plan. It shows where development and redevelopment should be in Taylor. The subject property is designated Neighborhood Infill on the Future Land Use Map. The Neighborhood Infill designation is for areas with existing infrastructure for housing and smaller neighborhood retail development. The subject property is also designated Infill Neighborhood Sector on the Growth Sectors Map, where there is infrastructure for existing development that can also accommodate future development.

Planning and Zoning Commission Recommendation:

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

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

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

The re-zoning request is consistent with the Comprehensive Plan, as it furthers the intent and goals of Chapter 2 and Chapter 4.

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

The re-zoning is compatible with the surrounding area. The proposed re-zoning will encourage development compatible within the existing neighborhood and will permit more dense development than single-family residential, by-right.

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

Staff analysis indicates the re-zoning of the subject property will promote public health, safety, and welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

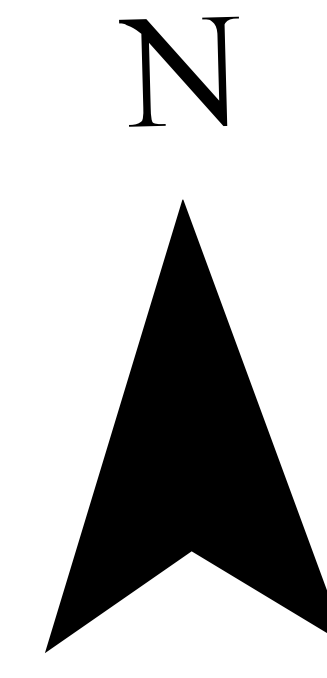
Adequate public facilities are directly available, and no utility extensions will be required for any future development.

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

Taylor has been growing recently, so infill and Missing Middle development will be vital. New multi-family development will help meet the daily needs of new residents and increase the tax base. People are relocating to Taylor and buying their first homes here, so Taylor wants inclusive neighborhoods to offer everyone in all life stages.

Attachments:

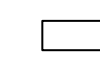
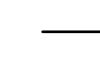
1. Growth Sector Map
2. Future Land Use Map
3. Current Zoning Map
4. Proposed Zoning Map
5. Draft Ordinance
 - a. Exhibit "A," Survey
 - b. Exhibit "B," Proposed Zoning Map



PZ-2022-1407

**205 E. Martin Luther King Jr. Blvd.
Growth Sectors Map
Approximately 0.287 acres of Infill
Neighborhood Sector**

Legend

-  Subject Property
-  Parcels
-  Streets

2021 Growth Sectors Map

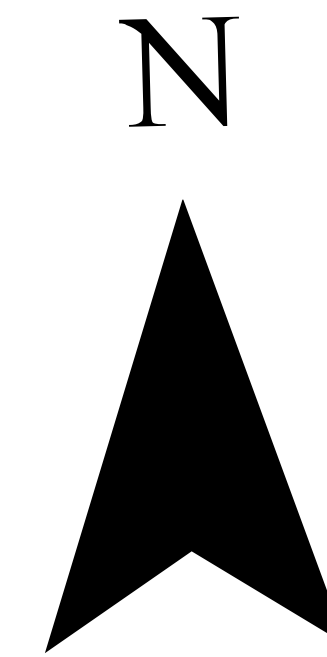
-  Infill Neighborhood Sector
-  Infill Growth Sector



BOOTH

**Subject
Property**

MARTIN LUTHER KING JR BLVD



PZ-2022-1407

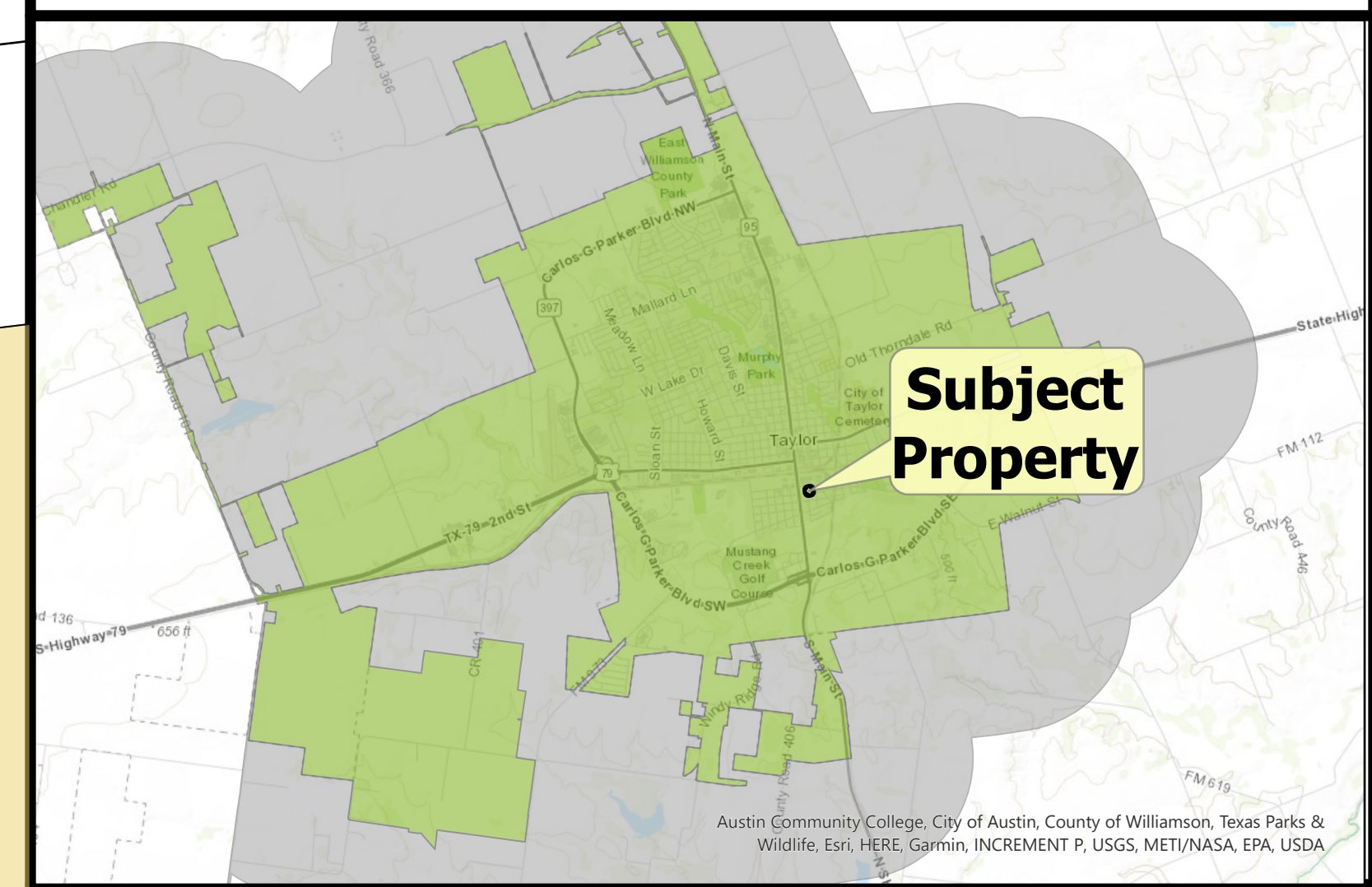
**205 E. Martin Luther King Jr. Blvd.
Future Land Use Map
Approximately 0.287 acres of
Neighborhood Infill**

Legend

-  Subject Property
-  Parcels
-  Streets

2021 Future Land Use Map

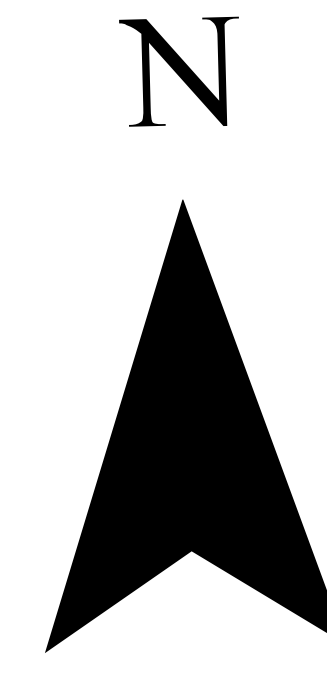
-  Market Center: Neighborhood
-  Neighborhood Infill



BOOTH

**Subject
Property**

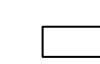
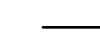
MARTIN LUTHER KING JR BLVD



PZ-2022-1407

**205 E. Martin Luther King Jr. Blvd.
Current Zoning Map
Approximately 0.287 acres of Light
Industrial Zoning District (M-1)**

Legend

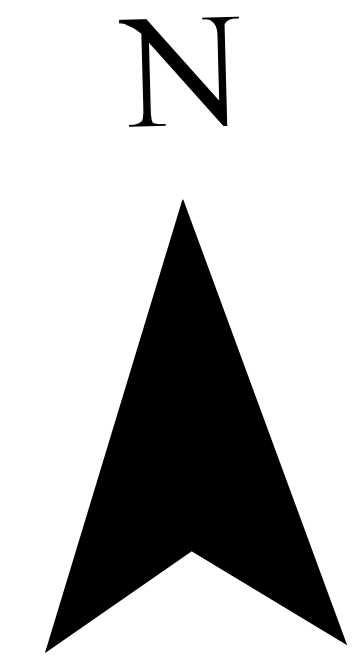
- | | |
|--|--|
|  Subject Property | ZONING |
|  Parcels |  B-3 Central Business |
|  Streets |  M-1 Light Industrial |
| |  R-1 Single Family |



BOOTH

**Subject
Property**

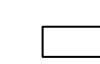
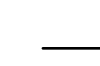
MARTIN LUTHER KING JR BLVD



PZ-2022-1407

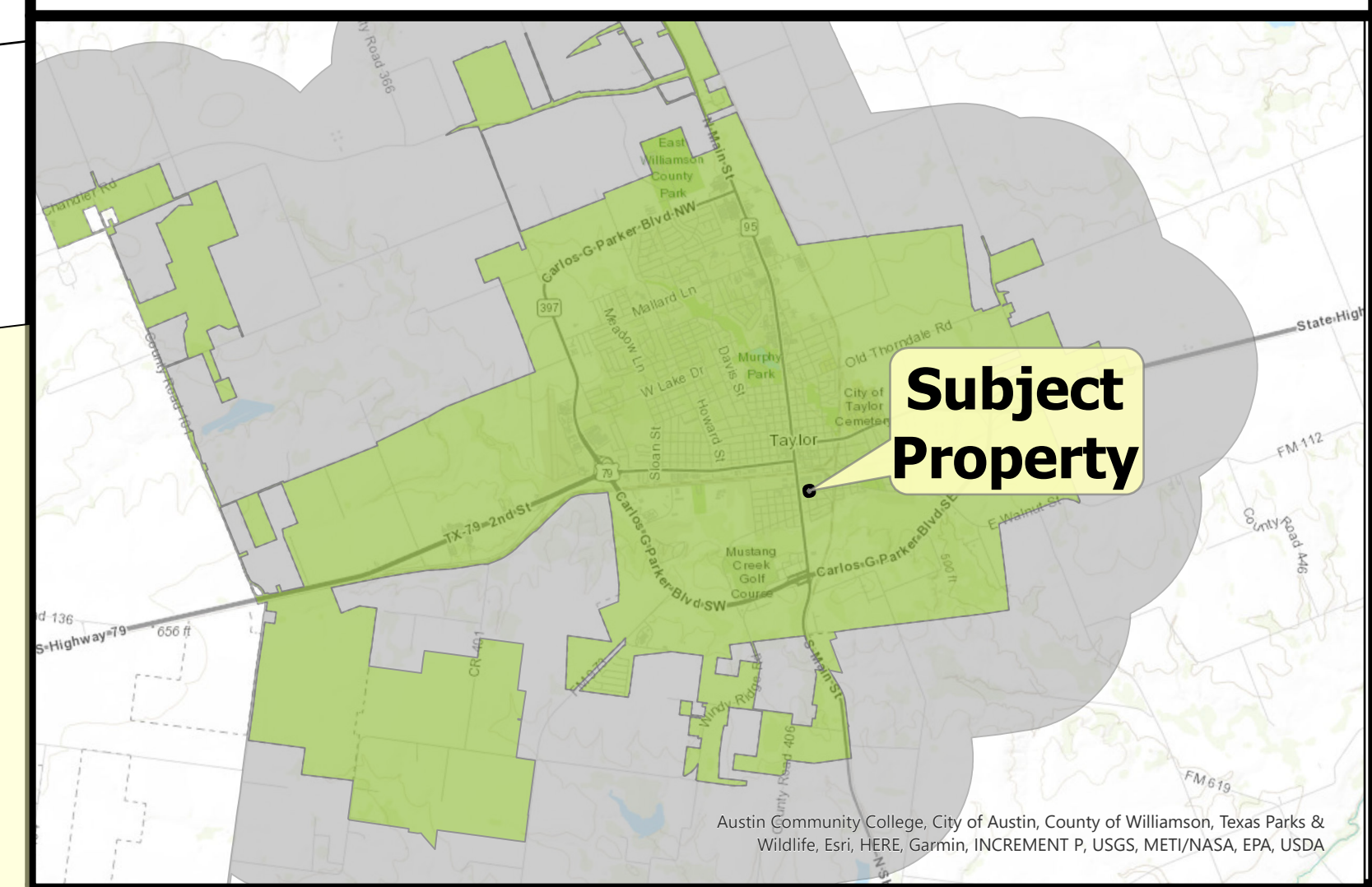
205 E. Martin Luther King Jr. Blvd.
Proposed Zoning Map
Approximately 0.287 acres of Multi-Family Residential Zoning District
(MF-2)

Legend

-  Subject Property
-  Parcels
-  Streets
-  M-1 Light Industrial
-  R-1 Single Family
-  MF-2 Multi-Family

ZONING

-  B-3 Central Business



BOOTH

Subject
Property

MARTIN LUTHER KING JR BLVD

ORDINANCE NO. 2022-08

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 0.287 ACRES OF LAND LOCATED AT 205 EAST MARTIN LUTHER KING JR BLVD, LEGALLY DESCRIBED AS LOTS 9 AND 10, BLOCK 92, CITY OF TAYLOR, FROM LIGHT INDUSTRIAL ZONING DISTRICT (M-1) TO MULTI-FAMILY RESIDENTIAL ZONING DISTRICT (MF-2), TAYLOR, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on February 24, 2022, to consider the request made by DP Rentals, LLC through Darion Pugh, 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 Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 8, 2022, to consider the zoning request, and recommended the 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 described in Exhibit “A” is changed from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2).

SECTION 3. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2) as shown in Exhibit “B” attached hereto and incorporated herein for all purposes.

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 2022-08 was introduced before the Taylor City Council on the 24th day of February 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2022.

Brandt Rydell, Mayor

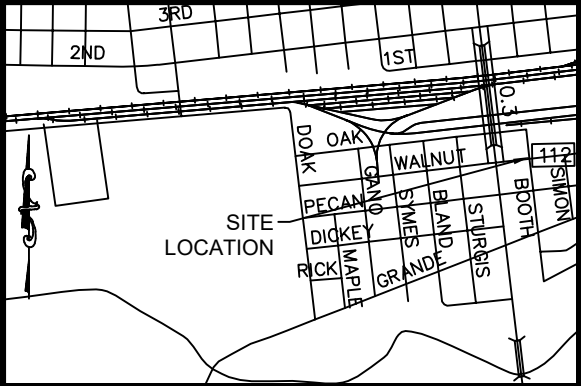
ATTEST:

Dianna Barker, City Clerk

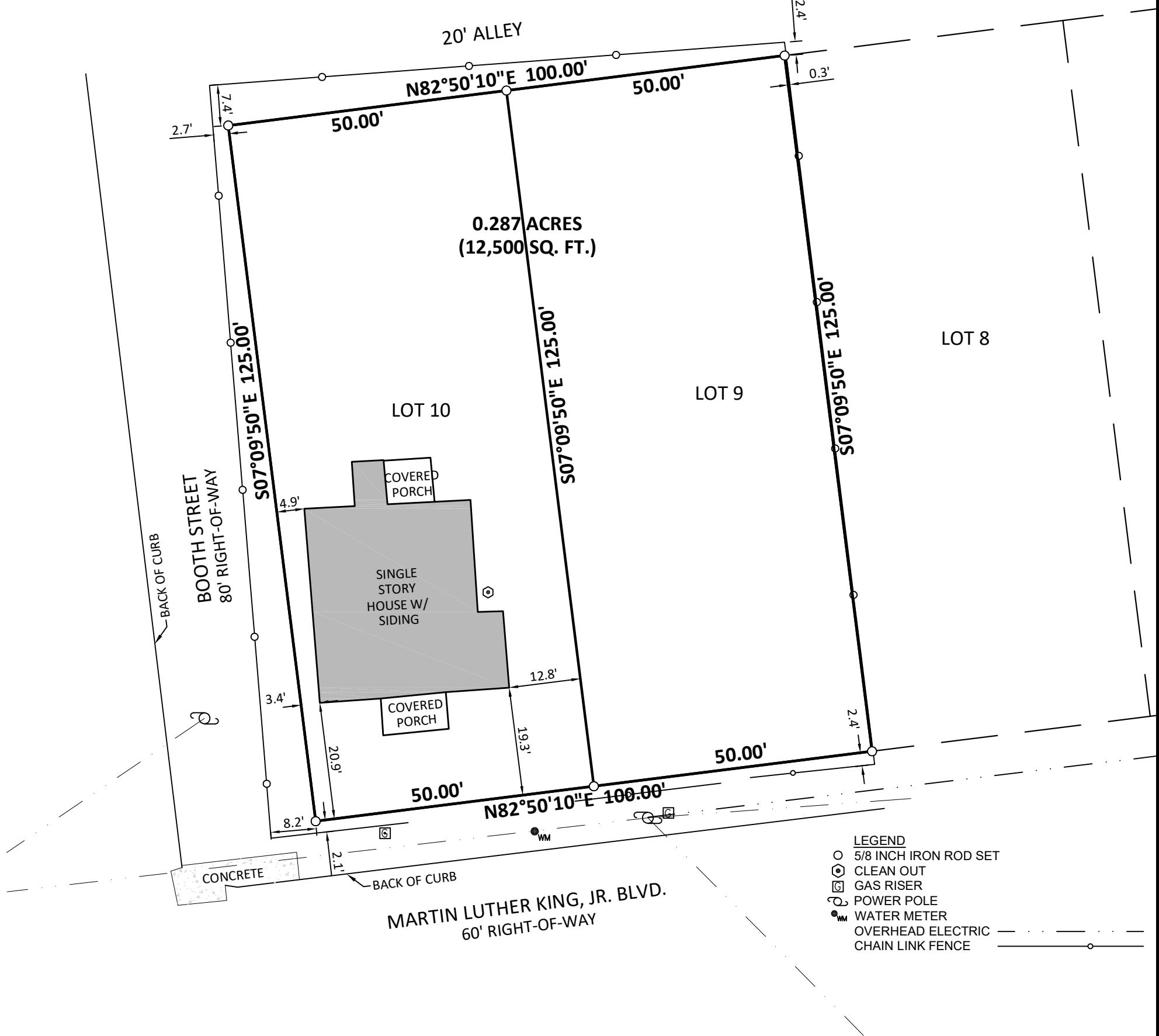
APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

BEING LOTS 9 & 10, BLOCK 92, CITY OF TAYLOR, A SUBDIVISION IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT RECORDED IN CABINET A, SLIDE 186 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



LOCATION MAP (NOT TO SCALE)



- LEGEND
- 5/8 INCH IRON ROD SET
 - ⊕ CLEAN OUT
 - ⊞ GAS RISER
 - ⊙ POWER POLE
 - ⊙ WATER METER
 - OVERHEAD ELECTRIC
 - CHAIN LINK FENCE

NOTES:

1. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **STEWART TITLE OF AUSTIN, LLC**, G.F. NO. 1062171. EFFECTIVE DATE: DECEMBER 15, 2020. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
2. THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN CABINET A, SLIDE 186 OF THE PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

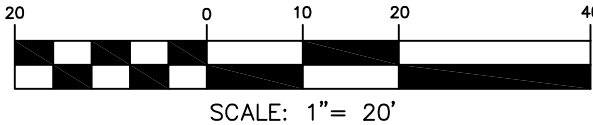
TO: STEWART TITLE OF AUSTIN, LLC
RE: DP RENTALS LLC

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **FEBRUARY 9, 2021**, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0533F**, **EFFECTIVE DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONE "X"**, WHICH IN THIS CASE **IS NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Corey J. Hall

COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362



**KONTUR
TECHNICAL, LLC**

26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

LAND TITLE SURVEY

205 MARTIN LUTHER KING, JR. BLVD.
TAYLOR, TEXAS 76574

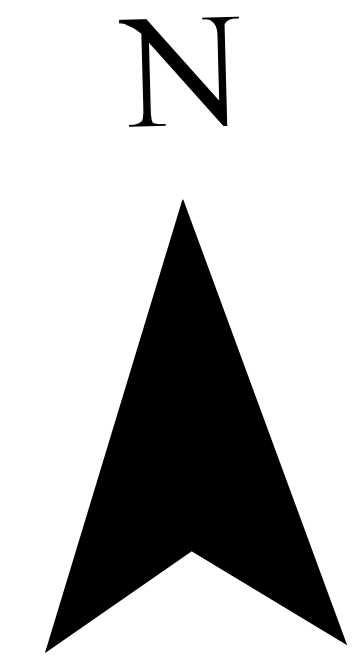
DRAWN BY: BRC

DATE: 2/23/2021

JOB NO.: 4004.001

SCALE: 1" = 20'

SHEET 1 OF 1



PZ-2022-1407

205 E. Martin Luther King Jr. Blvd.
Proposed Zoning Map
Approximately 0.287 acres of Multi-Family Residential Zoning District (MF-2)

Legend

- Subject Property
- Parcels
- Streets
- M-1 Light Industrial
- R-1 Single Family
- MF-2 Multi-Family

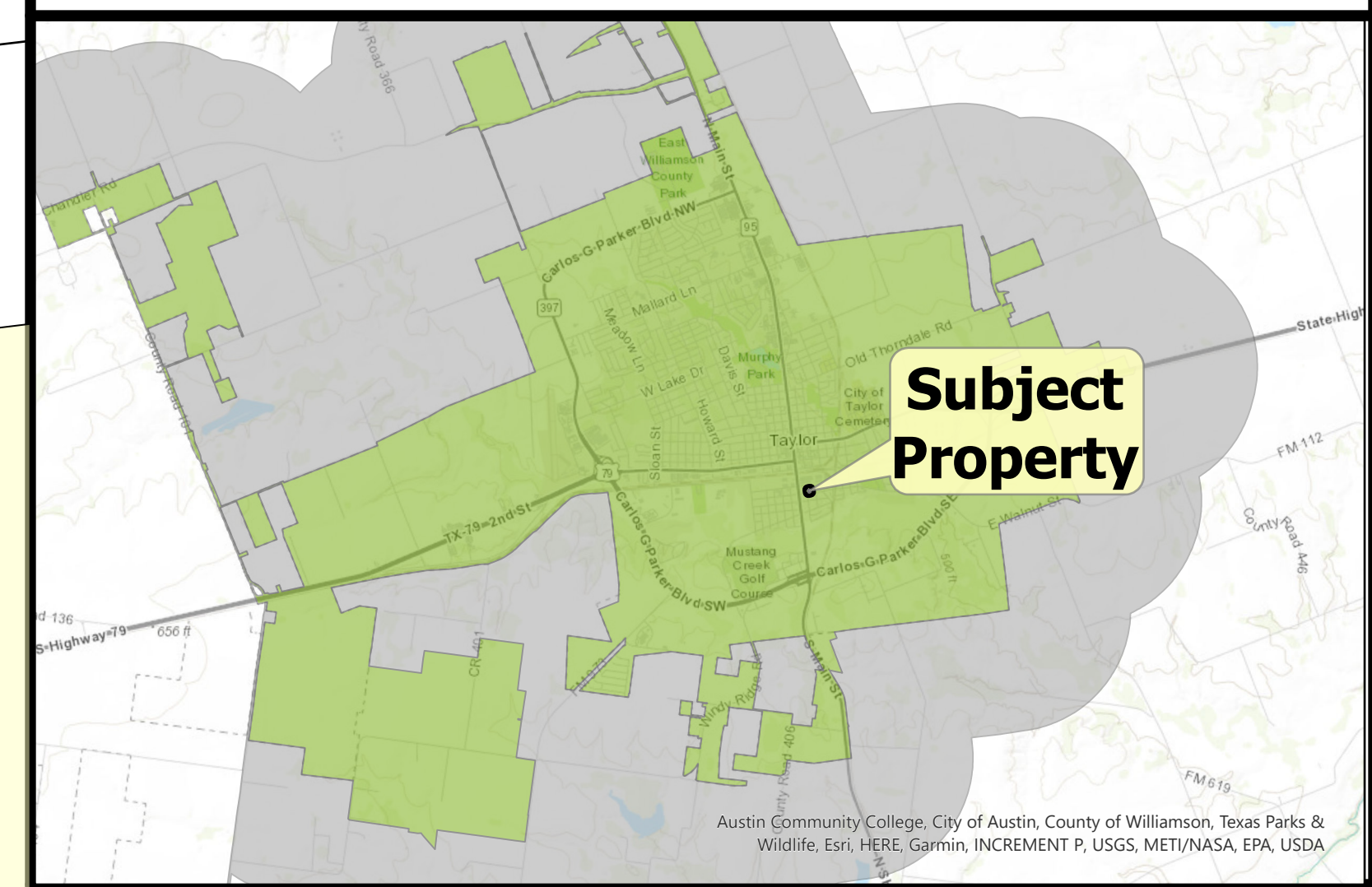
ZONING

- B-3 Central Business

BOOTH

Subject Property

MARTIN LUTHER KING JR BLVD



City of Taylor City Council

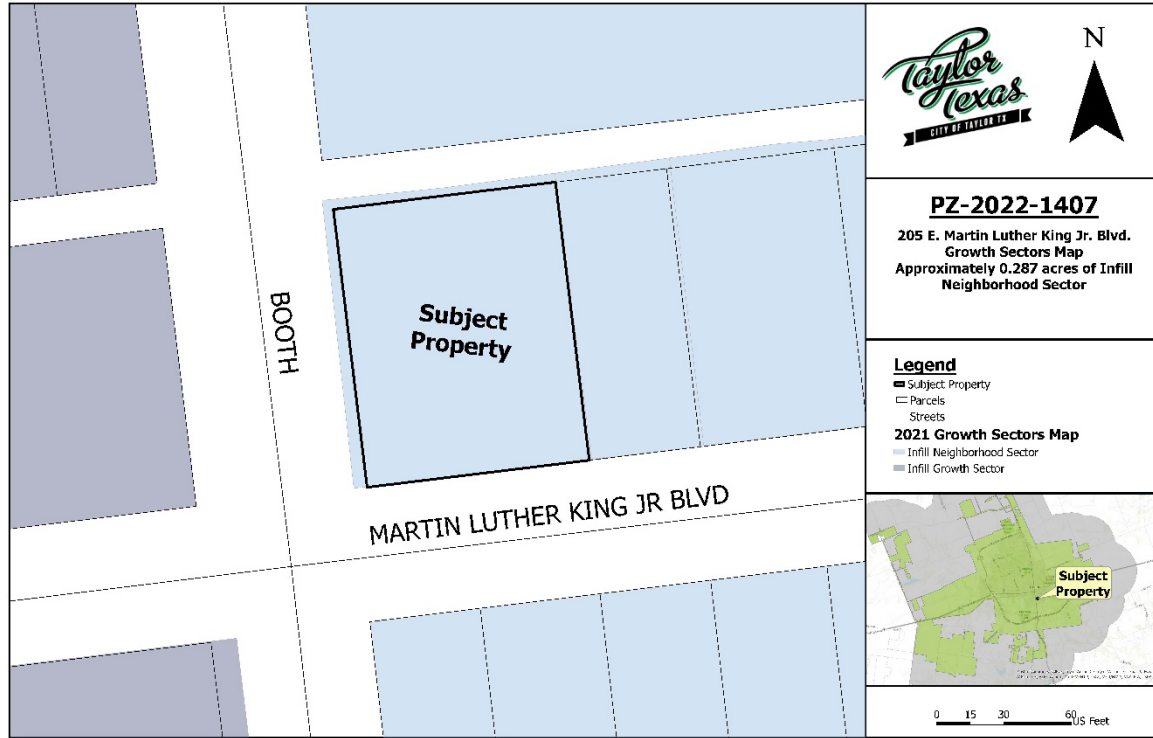
February 24, 2022



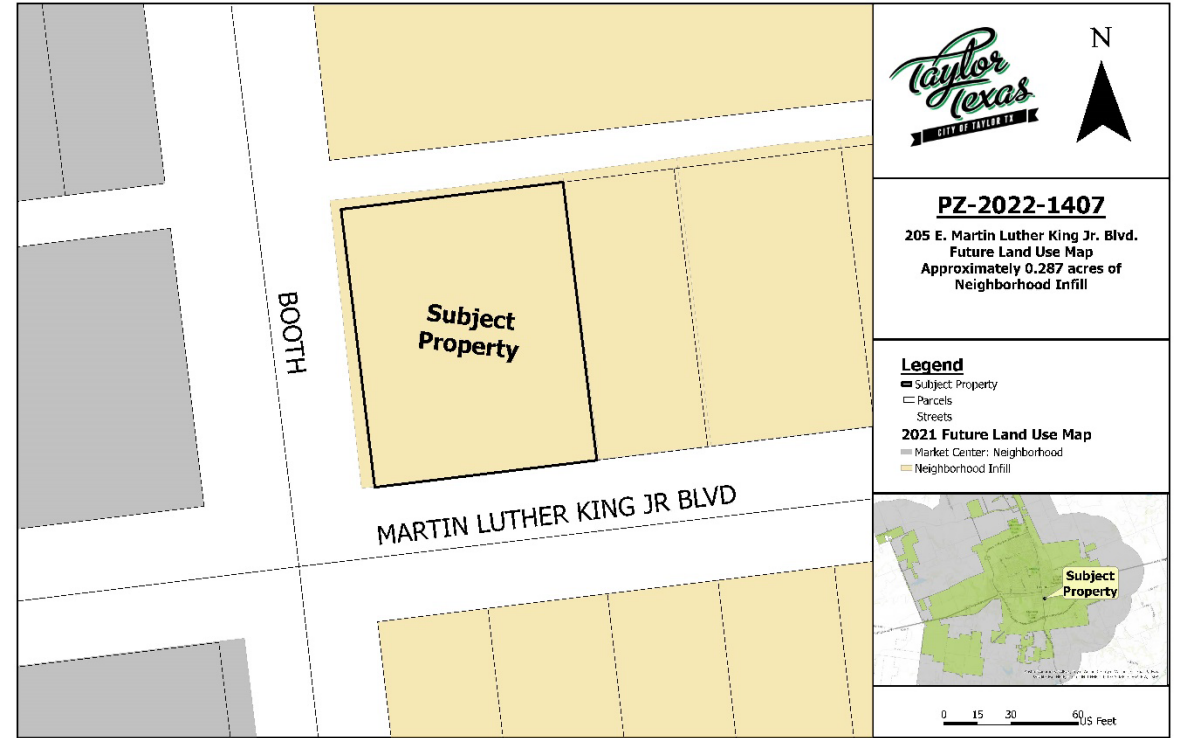
PZ-2022-1407

205 E. Martin Luther King Jr. Blvd. Re-Zoning

Growth Sectors & Future Land Use Maps

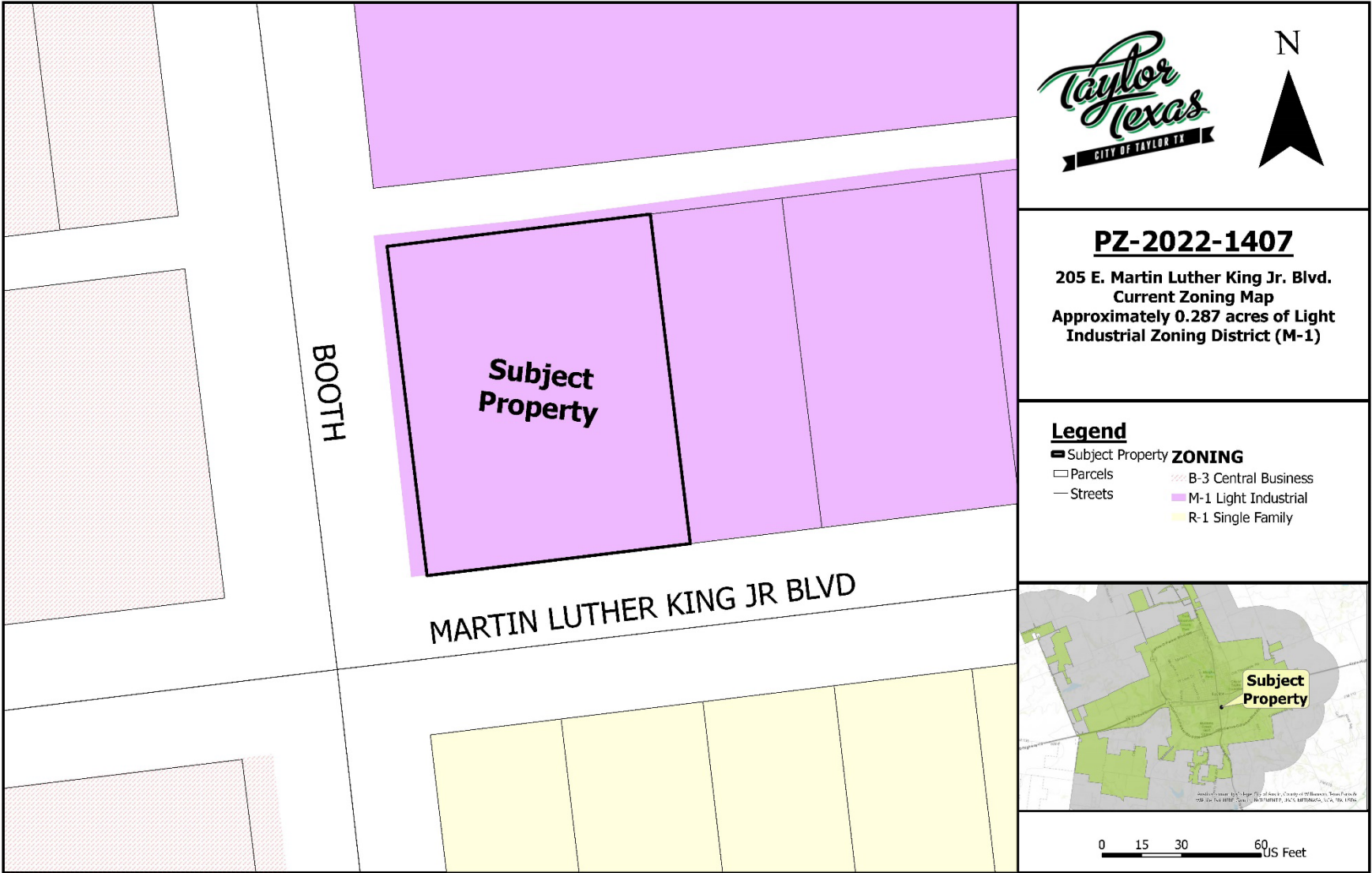


Infill Neighborhood Sector

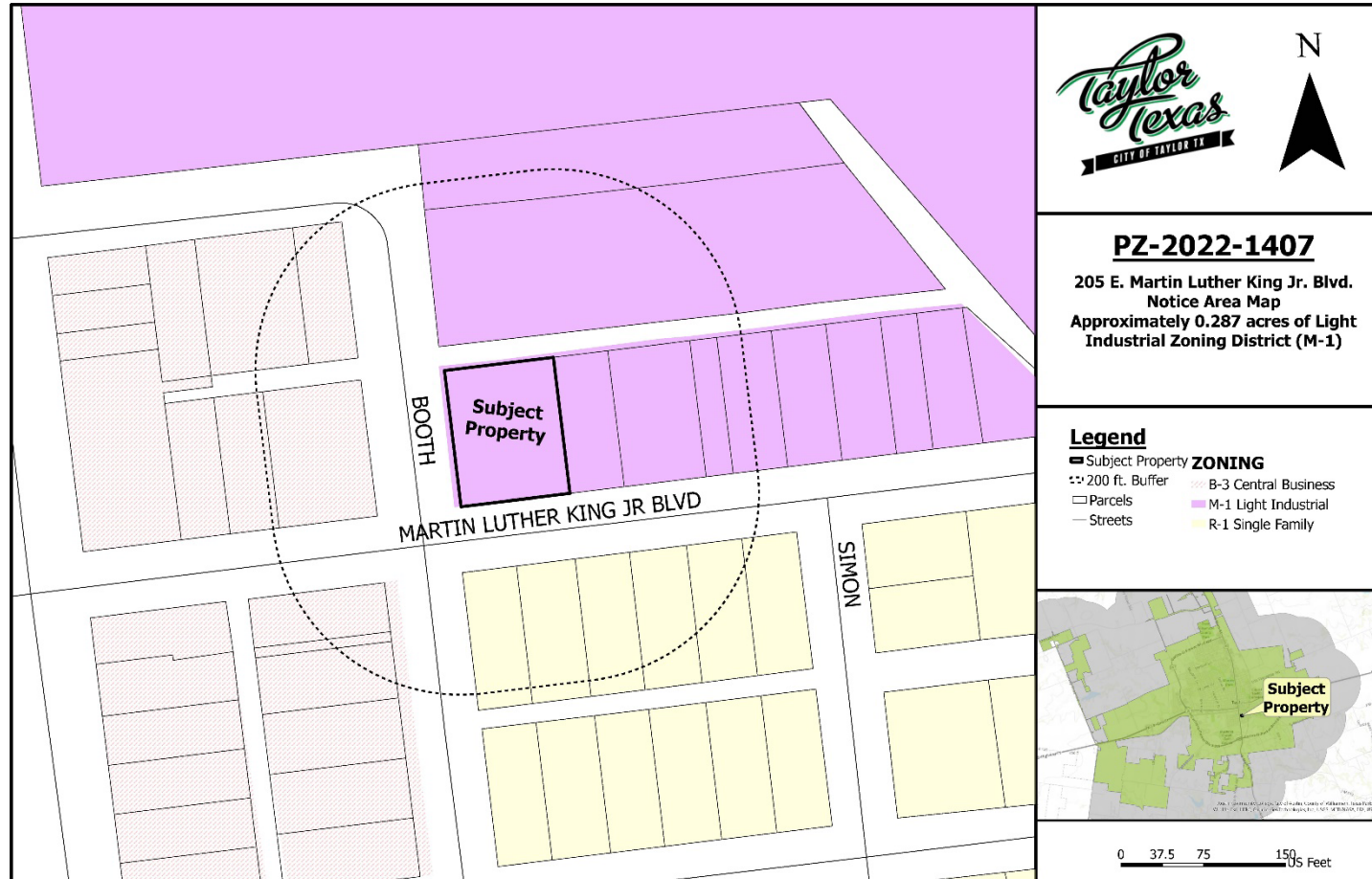


Neighborhood Infill

Current Zoning Map



Notice Area Map



- 24 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff did not receive any responses from the notified parties.

P&Z Recommendation

The Planning & Zoning Commission recommended unanimous approval of the proposed re-zoning at their February 8th meeting as the zoning change meets the intent of the Comprehensive Plan.



City Council Meeting February 24, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 7
Agenda Title: Update on downtown bond-funded improvements and consideration of award of bid for the downtown landscaping project.

Council Action to be taken: Provide direction to staff and consider bid

Department Submitted: Development Services

Staff Contact: Tom Yantis, ACM & Jacob Walker, City Engineer

1. PURPOSE/DESCRIPTION

This agenda item provides an update to the May 2021 presentation to Council on the use of bond funds for downtown improvements and the consideration of bids for the downtown landscape project.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City issued bonds in 2013 for improvements to downtown streets. There were not specific projects identified for the use of these bond funds.

To date, the primary use of the downtown street bond funds has been for the reconstruction of 3rd Street associated with the Skate Park project and the installation of a pedestrian crossing on 4th Street associated with the Skate Park and Heritage Square projects.

The City adopted a downtown master plan in 2015 that called for improvements to downtown streets to make the downtown more suitable for pedestrians and street-level businesses. In 2017, the City adopted a wayfinding sign plan to direct vehicles and pedestrians to and within downtown. In 2020, the City completed a landscape plan to rehabilitate all of the downtown public planting beds.

Beginning in 2020, the City Council authorized the use of some of the downtown street bonds to implement pilot projects associated with the recommendations in the Downtown Master Plan. These projects included temporary curb extensions, plantings and painting/stripping along 2nd Street between Porter and Talbot. These projects demonstrate the concepts in the Downtown Master Plan.

In April 2021, staff made a presentation to the Main Street Advisory Board to get their input and recommendation on how to use the remaining bond funds. The Main Street Advisory Board recommended using the remaining bond funds for the following projects in priority order until the funds are depleted:

1. Begin implementation of wayfinding sign plan
2. Implement landscape plan for downtown planting beds
3. Re-stripe downtown streets to maximize on-street parking
4. Implement incremental improvements on W. 2nd between Main and Talbot
5. Improvements to Porter Street linking to Amtrak Station

Staff presented the Main Street Advisory Board's recommendation to City Council at the May 27, 2021 meeting and the Council unanimously adopted the recommendation.

Motion was made by Councilmember Ariola to use the remaining bond funds for the following projects in priority order until the funds are depleted.

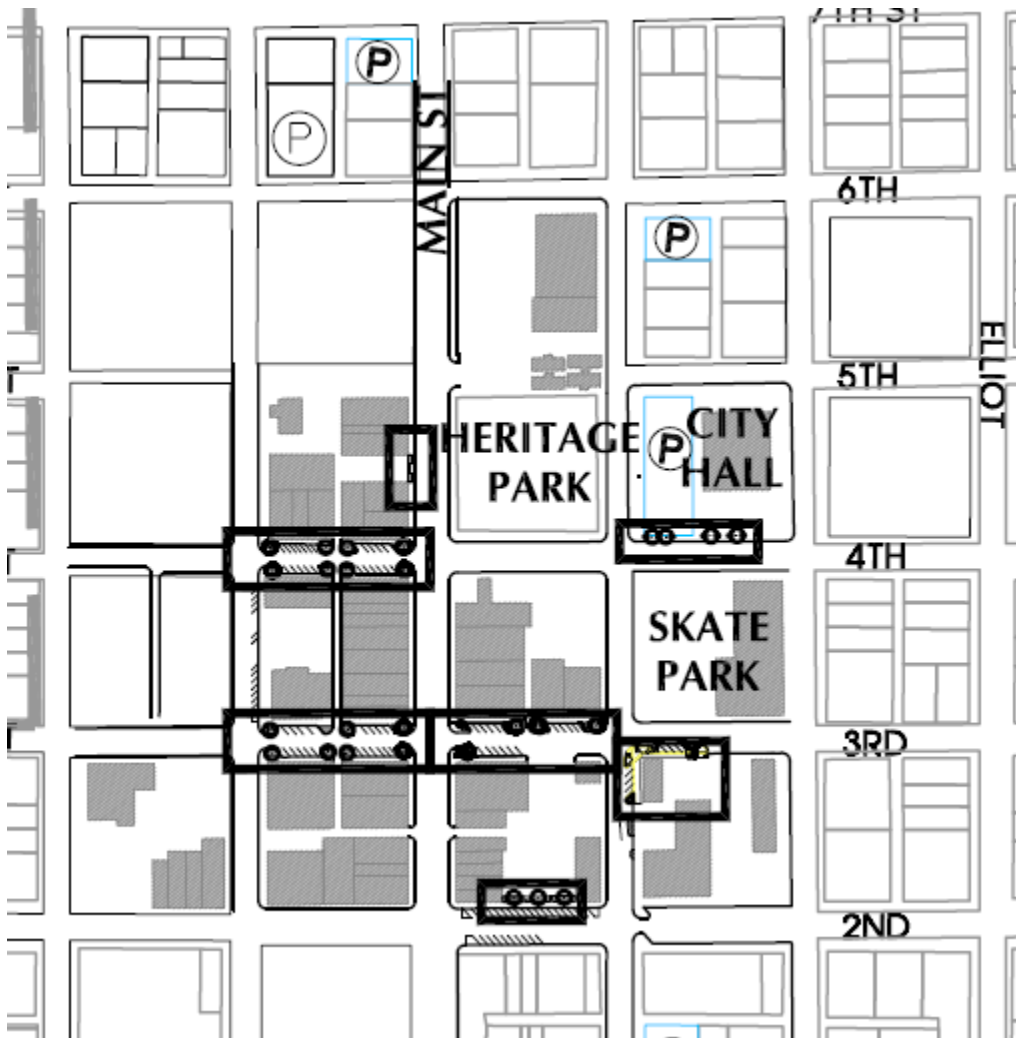
1. *Begin implementation of wayfinding sign plan*
2. *Implement landscape plan for downtown planting beds*
3. *Re-stripe downtown streets to maximize on-street parking*
4. *Implement incremental improvements on W. 2nd between Main and Talbot*
5. *Improvements to Porter Street linking to Amtrak Station*

Motion was seconded by Councilmember Drummond. Motion carried unanimously via roll call vote.

At that time, the estimates prepared by HDR and SEC Planning for the projects were as follows:

ESTIMATED CONSTRUCTION COST		PROJECT NAME:	City of Taylor Downtown Projects		
		PROJECT LENGTH/LIMITS:	Downtown City of Taylor		
		PROJECT DESCRIPTION:	Summary of Downtown Projects		
I. CONSTRUCTION ITEMS		TOTAL PROJECT COSTS	SUBTOTALS	% OF TOTAL	
Priority Projects					
1	Downtown Wayfinding Sign System Plan Project*	\$ 307,490.00	\$ 307,490	48%	
2	Downtown Streetscape Project*	\$ 81,208.67	\$ 81,209	13%	
3	Downtown Striping Project	\$ 128,714.00	\$ 128,714	20%	
4a	Downtown Master Plan Implementation - NW Corner of 2nd St. & Main St.	\$ 128,700.00	\$ 128,700	20%	
I. TOTAL DOWNTOWN PROJECT COSTS		\$ 646,113	\$ 646,113	100%	
Alternative Projects					
4b	Downtown Master Plan Implementation - 2nd Street - North Side From Talbot St. to Main St.	\$ 530,858.00			
5	Porter Street Improvement Project	\$ 1,336,000.00			
*Estimate provided by SEC Planning.					
This estimate represents our engineering judgment as professionals knowledgeable with the construction of similar projects.					
This estimate is for planning and programming purposes only and does not guarantee what actual construction costs will be.					

Since last May, staff has been working with our design consultants, HDR and SEC Planning, to finalize plans for the various projects. The first project to be completed and sent out to bid was the landscape project. The project includes reconditioning the landscaping and irrigation systems in all of the landscape beds within public rights-of-way as shown on the location map below.



The City received two bids for the landscape project from:

- Utz Environmental Services
- Maldonado Nursery and Landscaping, Inc.

The bids received are significantly higher than the estimates prepared in 2021. Options to consider include:

- Reducing the scope of the project
- Phasing the project and including additional funding in next fiscal year's budget

3. PROS and CONS

PROS	CONS
• Staff now has a better understanding of the cost of the full scope of the project	• Awarding the bid as presented will leave less money for the remaining downtown improvement projects

4. RECOMMENDATION

Staff recommends rejecting the bids and restructuring the project to better fit within the available funds.

5. FUNDING SOURCE

2013 downtown bond funds

6. TIMELINE

Staff will work to re-structure the project and have bid documents ready to be issued with the other downtown improvement projects.

7. OTHER OPTIONS (In order of preference)

See above.

8. ATTACHMENTS

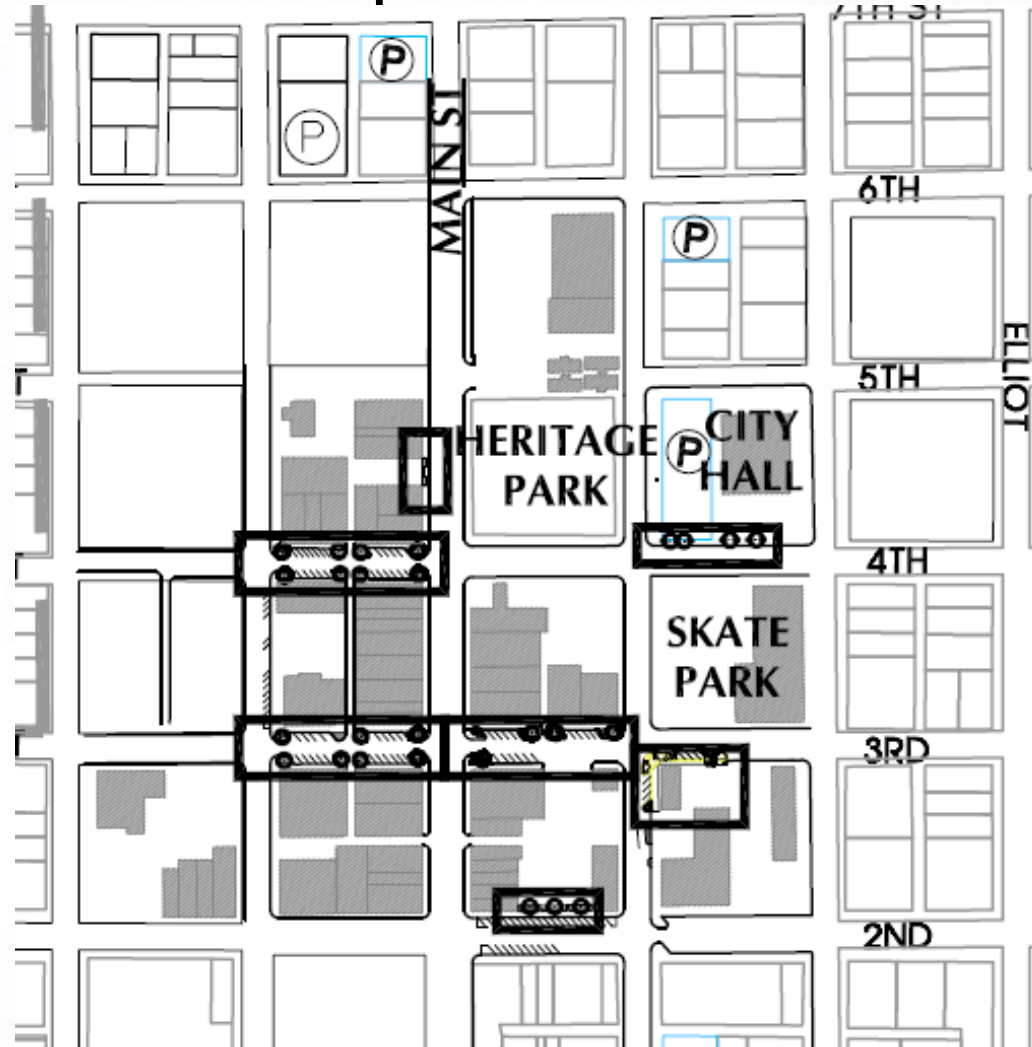
7a. [PowerPoint Presentation](#)

Downtown Landscape Project

Cost Estimates of Downtown Projects

ESTIMATED CONSTRUCTION COST		PROJECT NAME:	City of Taylor Downtown Projects	
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<i>*Estimate provided by SEC Planning.</i> <i>This estimate represents our engineering judgment as professionals knowledgeable with the construction of similar projects.</i> <i>This estimate is for planning and programming purposes only and does not guarantee what actual construction costs will be.</i>				

Downtown Landscape Beds





City Council Meeting February 24, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 8

Agenda Title: Consider awarding the bid for the
hardscape construction of the Percussion Park

Council Action to be taken: Approve bid

Department Submitted: Parks and Recreation

Staff Contact: Tyler Bybee, Parks and Recreation Director

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to approve the bid for the purchase and installation of the hardscape portion of the Percussion Park by Kraftsman Commercial Playground in the amount of \$221,146.72 and authorize the City Manager to execute all documents needed to complete the project.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In June of 2019, the City entered into a Memorandum of Understanding with the non-profit group "Good Life Taylor". This MOU established the framework for Good Life to design and fund the construction of a Percussion Creative playground in Murphy Park. The decided location is between the existing playground and the parking circle.

In November 2019, City Council approved the application of a Texas Parks and Wildlife Outdoor Recreation Grant for the Percussion Park. The project was awarded \$107,351 in matching funds for construction of the playground.

Good Life Taylor and the City have been working with SEC Planning to design the playground and final plans have been approved by the City Planning Department. The approved plans have been submitted to TPWD for review.

The total amount of funds raised by Good Life Taylor to date is \$92,000. At the City Council meeting held on November 18th, 2021 council approved using remaining 2018 Certificate of Obligation Bond funds, earmarked for Parks Master Plan projects in the amount of \$77,000, to get the project completed. The funding total from all three sources (TPWD, COT, and Good Life) is \$276,351.

After the November 18th council project update, staff began analyzing the best steps forward to complete the project. The result was to request a turnkey quote for all hardscape equipment and installation from Kraftsman through their State Buyboard Purchasing Cooperative contract, in lieu of a formal bid process. Kraftsman has been involved with the project from its early stages and has worked with SEC planning and Good Life Taylor on the design of the project and would most likely be the equipment, shade and surface provider for a general contractor had the formal design/build avenue been utilized.

Regarding the landscape component of the project, the staff/design firm is in the process of acquiring three separate bids to complete this portion of the project.

The project budget breakdown is as follows:

Hardscape Turnkey (Kraftsman): \$221,146.72

Landscape: \$30,000+ or -

Contingency: \$25,204.28

Total Project Budget: \$276,351

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Added amenities will increase the appeal of Murphy Park • Addition of a much-needed inclusive play element to our parks system	• Increased maintenance responsibilities for Parks maintenance staff • Higher cost than anticipated resulting in supplementing funding with CO funds to complete

4. RECOMMENDATION

Approve bid for the purchase and installation of the hardscape portion of the Percussion Park by Kraftsman Commercial Playground in the amount of \$221,146.72 and authorize the City Manager to execute all documents needed to complete the project.

5. FUNDING SOURCE

Texas Parks and Wildlife Grant \$107,351

Good Life Taylor funds \$92,000

City of Taylor Certificate of Obligation 2018 Bond Funds \$77,000

Total \$276,351

6. TIMELINE

Good Life Taylor transfers funds to the City-March 2022

Contract and Submittals-March 2022

Construction start date- April 2022

Substantial Completion- July 2022

Final Completion- August 2022

150-day construction schedule to Final Completion

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

N/A

8. ATTACHMENTS

8a. [PowerPoint presentation](#)

8b. [Kraftsman Playground quote](#)

Percussion Park Creative Playground

City Council Meeting Presentation
February 24, 2022



Progress to Date

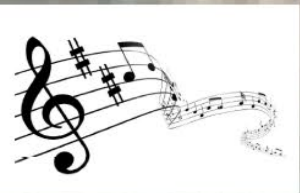
- In June of 2019, the City entered into a Memorandum of Understanding with the non- profit group “Good Life Taylor”. This MOU established the framework for Good Life to design and fund the construction of a Percussion Creative playground in Murphy Park.
- In November 2019, City Council approved the application of a Texas Parks and Wildlife Outdoor Recreation Grant for the Percussion Park. The project was awarded \$107,351 in matching grant funds for construction of the playground.

Progress to Date

- In November of 2021, City Council approved the addition of 2018 Certificate of Obligation bond funds in the amount of \$77,000 to the project budget.

What is the Percussion Park?

- An interactive, inclusive, accessible playscape that integrates commercial quality musical instruments into a playground setting.
- Usable by all ages and musical abilities.
- Incorporating music into play has shown to have a positive impact on cognitive development in youth.



0 10 20 30

Scale: 1" = 10'

Funding Sources

- Texas Parks and Wildlife Grant: \$107,351
- Good Life Taylor Funds: \$92,000
- City of Taylor Certificate of Obligation 2018 Bond Funds: \$77,000
- Total: \$276,351

Turnkey Hardscape Quote

- In lieu of a formal bid process, staff has requested a quote for all the playground equipment and installation. This quote encompasses all hardscape elements of the project: shade, play equipment, playground surface, site amenities. Kraftsman Commercial Playground submitted a quote for \$221,146.72. This quote is a through the company's state Buyboard cooperative contract, meeting the city procurement requirements.
- Kraftsman Commercial Playground- Since 1981, Kraftsman has been a turnkey service provider of planning, designing, and implementing commercial playground equipment.

Moving Forward

Proposed Timeline

- Contract and Submittals-March 2022
- Construction start date- April 2022
- Substantial Completion- July 2022
- Final Completion- August 2022
- 150-day construction schedule to Final Completion

Questions??



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

QUOTE #Q72502

Date: 01/27/2022

Project: 22359

Created By: Jeff Goodman

Page 1 of 5

BILL TO

Taylor, City of
Tyler Bybee
Taylor Percussion Park Musical Play
1424 N Main St.
Taylor, TX 76574

☎ 512-352-5818
☎ 512-528-9229

SHIP TO

Taylor, City of
Tyler Bybee
Taylor Percussion Park Musical Play
1600 Veterans Dr
Taylor, TX 76574

☎ 512-352-5818
☎ 806-983-7125

Terms:

Percentage Completed Draws

QTY	Code	Description	Size	Weight	Color	Unit Price	Ext. Price
	DISCBB	Proposal includes Discount on BuyBoard Purchase, BuyBoard Contract #592-19 <u>Based on approved drawings dated 9/2/2021 - including some VE items as marked up By Korey 1/21/2022</u>					
		MUSIC					
1	PPSTREENSE MSF	Street Quartet Ensemble Surface Fix PPBALLGXS Babel Drum (Large) - G-Major (Surface Fix) PPCAJNEAXS Cajun (Surface Fix) PPPEST65 Emperor Chimes (Set of 6) - Silver (Surface Fix) PPHANDXXX5 Hand Pipes (Surface Fix)				\$15,105.00	\$15,105.00
1	PPSANRISM	Sansa-Rimba, surface mount, by Percussion Play				\$2,515.00	\$2,515.00
3	90021100XX	Free Standing Lily Pads, set of 5 by Superior Playgrounds				\$1,174.00	\$3,522.00
1	SRPSURCHG	Material Surcharge on Playground equipment by Superior Recreational Products				\$581.80	\$581.80
		SHADE CANOPY					
1	KSHSAILS	Custom Triangular Sail Shades, 2 sails to cover an area approx. 32' x 28' with cables, clamps & quick tension / release mechanisms, 4 columns with eave heights of 12' and 10' mounted on base plates below surface, by Superior Shade (230247)				\$25,414.00	\$25,414.00
1	ENG622	Engineer Sealed Drawings of Shade Canopy and Foundations by Superior Shade				\$942.00	\$942.00
4	FOUND-CUST	Custom Concrete Foundation for shade canopies				\$3,500.00	\$14,000.00
		SITE FURNISHINGS					
2	B6WBZI-ARM	6 Ft Zion Bench, with side armrests, portable or surface mount by Superior Site Amenities	6'			\$2,319.60	\$4,639.20
1876	PIP	Furnish and Install IPEMA Certified Poured in Place Safety Surfacing, minimum 1876 sq.ft., 2" depth for 4' critical fall height, 100% TPV color w/Aliphatic binder Includes security during drying time. (19-26342)				\$26.71	\$50,103.00
1968	CONC4RB	Concrete Pad, 4" thick concrete pad with, rebar reinforced, broom finish, minimum 500 sq. ft.				\$12.25	\$24,108.00
600	CONC4RB	Concrete Pad - Sidewalks, 4" thick concrete pad with, rebar reinforced, broom finish, minimum 500 sq. ft.				\$12.25	\$7,350.00
44	SEATWALL	Concrete Seatwall, 18" H x 18" W, by Kraftsman	LF			\$360.00	\$15,840.00
60	PERFDRAIN	4" perforated drain line w/sock and pea gravel.	LF			\$26.00	\$1,560.00
255	SELECTFILL	Berm Fill materials and Grading - Provide, Install, and compact in place. For SplashParks, Plaza areas, and other park improvements By: Kraftsman				\$67.00	\$17,085.00
1	SITEPREP	Preparation of Site to include: Erosion control, orange plastic construction fence, site grading, and site cleanup.by Kraftsman				\$7,500.00	\$7,500.00
1	BOND1	Performance & Payment Surety Bond, and processing of the bond documentation.				\$6,556.00	\$6,556.00



Kraftsman

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Page 2 of 5

1	PERMIT 1	Obtain Necessary Building Permit for Playground and or Canopy installation. BUILDING PERMIT FEE TO BE PAID BY CUSTOMER OR CHANGE ORDER TO KRAFTSMAN.	\$0.00
---	----------	---	--------

Item Subtotal:	\$196,821.00
Shipping & Handling:	\$7,219.97
Discount:	(\$13,304.15)
Equipment Subtotal:	\$190,736.82
Tax:	\$0.00
Install:	\$30,409.90
Total:	\$221,146.72

Special Terms and Conditions

Items Not Included

These items are not included:

- Finish landscaping, sodding or seeding of disturbed areas. All disturbed areas to be leveled and raked out.
- Removal of existing fall surface materials.
- Removal of existing equipment.
- Site usage signage for use instructions, rules, safety, or emergency notifications as needed or required.

Buy Board

Proposal is submitted with applicable discounts per Buy Board program to reflect established discounts.

Sales Tax

Sales tax is not included in prices quoted. Customer is to supply Sales Tax Exemption or Sales Tax Resale certificate at time of acceptance of proposal, or sales tax will be added to final contract and invoicing for the project.

Insurance Terms

Kraftsman will supply a certificate of insurance verifying the limits of coverage. See terms page for details and charges for naming additional insured parties or adding special coverage's if required.

Payment Terms

Monthly progress billings.

Credit Card Terms

If paying by American Express, there is a 6% processing fee charge. If paying by Visa or Master Card, there is a 4% processing fee charge.

Shipping Charges

Unless noted otherwise on quote, all shipping and handling charges on quote are firm for duration of 90 days.

Bonding

Payment and Performance bonds are included.



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Delivery and Unloading

If Installation is purchased: Kraftsman is responsible for ensuring that adequate staff and equipment resources are available for timely off-loading, safe handling, and secure storage of equipment upon receipt from motor freight carrier of installed product shipments. Unloading of materials from the truck will potentially require material handling equipment, i.e. forklift, pallet jack(s), to properly remove equipment from the delivery truck. In Most Cases when Kraftsman is installing a project the product will be received at Kraftsman's Warehouse and stored until needed on the project. Then transported to the site at the time of installation.

Locating for Underground Utilities

- Kraftsman will call and arrange for utility locating with the public utilities stake out providers. All Public Utilities, including Phone, Electrical, Gas, Cable, and Fiber Optics are to be staked prior to installation. Kraftsman will arrange with Public Utility Stake Out providers for a date that this is to be completed prior to Kraftsman arriving on site.
- Customer is to locate, mark, and provide information for all privately owned utilities that are not marked by the Public Utility providers, for all utility service lines below grade that are privately owned. These will include any and all of the following: electrical, water lines, gas lines, irrigation lines, sewer and storm lines, cable service lines, fiber optic or other IT lines, which are privately owned by the property owner.
- Kraftsman is not responsible for any underground utilities which are not marked or located by the owner or public utilities stake out providers. Damages to underground utilities for electrical, water, irrigation, and other listed above will not be repaired by Kraftsman and will be the owner's expense and responsibility.

Installation

Installation quoted includes: Receiving and unloading of equipment, excavation of required footings, assembly of structure, concrete for footings, and all equipment necessary for installation.

Project Completion

Allow 2 to 4 weeks for preparation of plans, drawings, and submittals after acceptance of proposal provided that the following has been completed and approved by the customer:

- Project product submittals reviewed, approved and returned.
- Completed Color selection sheet (signed and dated)
- Physical project address
- All contact names and phone numbers
- Exemption certificate
- Deposit per contract

Shipping of equipment from factory will be approximately as follows:

- Standard Domestic Playground Equipment – 8-10 Weeks

Allow adequate time for processing and procuring construction permits if required.

Allow approximately 3 to 6 weeks for project completion upon equipment delivery from manufacturer, issuance of building permits if required, weather permitting.

Pier Sizes Quoted:

Pier sizes and prices quoted are subject to final engineering review and may change upon soils reports and engineering being completed. Any additional charges will be presented for approval prior to starting construction.

Care, Maintenance, and Warranties of Canopies:

Fabric Shade Canopies are designed to withstand normal wind loads and weather conditions, and will provide years of sun, heat, hail & UV protection with minimal maintenance. Warranties shall be void if damage to or failure to the shade structure is caused by contact with chemical, misuse, vandalism, fireworks or acts of God, including but not limited to, ice, snow or wind in excess of the applicable building code parameters. All fabric tops are warranted for sustained winds up to 76 mph and for gusts of up to 3 seconds duration up to 90 mph with no snow or ice accumulation. Damage caused by flying debris is not covered. Fabric is not warranted where it is installed on a structure that is not engineered or built by the manufacturer.



Kraftsman

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QUOTE #Q72502

Date: 01/27/2022

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Page 4 of 5

Acts of Nature:

Fabric Shade Canopy warranties do not cover natural disasters, such as earthquakes, shifts in terrain or tornados. If the structure is installed in an area exposed to hurricanes, removal of the shade fabric is required when a hurricane warning is issued. Structures are warranted for winds up to 145 mph, only if the shade canopy fabric has been removed as per requirements by the manufacturer. Care must be taken during removal of canopies so as not to damage the fabric or connection points and hardware. Contact Kraftsman or the manufacturer of the canopy if there are questions in regards to proper removal and reinstallation processes and procedures.

Building Permits:

- Building permit fees are not included or provided.
- Engineer stamped plans are included for the shade.

Lead Times:

Lead Times are after approval of all Initial submittal info and colors.

Shade Sails - the lead time for the shade columns to ship is 10-12 weeks from when the order is placed with the manufacturer, and 6-8 weeks to manufacture sail fabrics once posts are installed and measurements sent to the factory.

Force Majeure:

Each Party shall be excused from liability for the failure or delay in performance of any obligation under this Agreement (other than failure to make payment when due) by reason of any event beyond such Party's reasonable control including but not limited to Acts of God, fire, flood, explosion, earthquake, pandemic flu, or other natural forces, governmental orders or directives, war, civil unrest, acts of terrorism, accident, destruction or other casualty, any lack or failure of transportation facilities, any lack or failure of supply of raw materials, or any other event similar to those enumerated above. Such excuse from liability shall be effective only to the extent and duration of the event(s) causing the failure or delay in performance and provided that the Party has not caused such event(s) to occur. Notice of a Party's failure or delay in performance due to force majeure must be given to the other Party within (20) days after its occurrence has become identified by the Party. All delivery dates under this Agreement that have been affected by force majeure shall be tolled for the duration of such force majeure. In no event shall any Party be required to prevent or settle any labor disturbance or dispute, or to act outside of compliance with governmental orders or directives. □

Note Pricing - Rubber Surfacing

Due to the current volatility of the surfacing raw materials market, shipping & labor –

Pricing good for 30 days. Expired proposals may be subject to a price increase of up to 3%

*Please contact your sales rep for current pricing of all expired proposals

Surfacing

Yearly Roll Coat Maintenance of Poured in Place is recommended every 18 months and is required to remain complaint with warranty. Estimated cost for Roll Coat: \$3.30



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

QUOTE #Q72502

Date: 01/27/2022

Project: 22359

Created By: Jeff Goodman

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General Terms and Conditions

Bill To:

Taylor, City of

Ship To:

Taylor, City of

Terms:

Percentage Completed Draws

CONDITIONS OF SALE

1. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the contract.
2. No returns of merchandise will be accepted unless previously authorized in writing by Kraftsman. All returns are subject to restocking fee of 25% plus freight charges incurred for return to original shipment origination.
3. Title for all equipment is reserved by Kraftsman Commercial Playgrounds and Water Parks until payment in full is received. The right to enter the property and repossess said equipment is hereby granted to Kraftsman Commercial Playgrounds and Water Parks if payment is not rendered in accordance with the terms above. All payments made prior to repossession under this contract shall be forfeited to Kraftsman Commercial Playgrounds and Water Parks as cost incurred to recover the equipment. Repossession of product does not waive any damages or costs due as awarded by the court.
4. All collections or litigation concerning this contract shall be governed by the laws of the State of Texas, with venue in Harris County.
5. Kraftsman warrants the merchandise on this proposal to be up to the manufacturers published standards as to material and workmanship. See catalogs or attached drawings for specific layouts, warranties, and specifications.
6. Kraftsman reserves the right to review contract for final acceptance by management and to make corrections of clerical errors.
7. A service charge of 1.5% per month will be assessed on all past due amounts.
8. Payments to Kraftsman by credit card will incur a processing fee of 4% for Visa and MasterCard, and 6% for American Express
9. Installation services include all labor, equipment required to complete the job, and insurance coverage's as required by law. Extra installation charges will incur for abnormal sub surfaces, ie. rock, landfill, etc. Price quoted includes Kraftsman's standard insurance coverages of \$2 million in General Liability & Completed operations, \$1 million in Automobile Liability, \$1 million per occurrence/\$2 aggregate in Workman's Compensation. Any charges by Kraftsman's insurance carrier or agents for adding General Contractor or Owner as additional insured, waivers of subrogation, or changes to standard coverage shall be added to contract charges. No performance bond or labor and material payment bonds shall be provided by Kraftsman, unless listed as individual line item in proposal.
10. Kraftsman Commercial Playgrounds and Water Parks is not liable for damages to underground utilities, and irrigations systems during installation. It is the customers responsibility to locate all underground utilities.
11. Building permits required by local or state authorities & municipalities are not included and are the responsibility of the owner of the property, unless specifically included as a line item in the proposal. If you want Kraftsman to handle required permitting please contact our office and we will provide a quote if not included as a line item within this proposal.
12. This proposal may be withdrawn by Kraftsman if not accepted within thirty (30) days.

Respectfully Submitted _____

Jeff Goodman

Date January 27, 2022

Acceptance of Proposal:

The prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If contract is placed with an attorney for suit or collection through probate, bankruptcy or other legal proceedings, customer agrees to pay all expenses and reasonable attorney fees incurred. Any verbal instructions, agreements, or promises are not valid unless written as part of this contract.

Authorized Signature _____

PO#: _____

Printed Name & Title _____

Date of Acceptance _____

Authorized Signature _____

Printed Name & Title _____

WE STRONGLY RECOMMEND A RESILIENT FALL SURFACE BE INSTALLED UNDER ALL PLAY & FITNESS EQUIPMENT

Thank You! We Appreciate Your Business!



City Council Meeting February 24, 2022 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 9
Agenda Title: Receive update on Crime Report and Police Activity

Council Action to be taken: Receive presentation

Department Submitted: Police

Staff Contact: Henry Fluck, Chief of Police

1. PURPOSE/DESCRIPTION

City Council will receive an update on crime and police activity.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Information that has been provided on crime and submitted to the FBI's National Based Incident Reporting System (NIBRS), formerly Uniform Crime Report, will be reviewed. The report reveals that there has been a reduction in overall crime in Taylor. In addition, selected areas of critical police activity such as arrests, calls for service, traffic stops and clearance rates for Group A/Part I Crime will be updated.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Transparency in reported crime. • Community awareness of criminal activity to encourage crime prevention measures such as "hide, lock, and take." • Reduce the fear of crime in Taylor due to inaccurate information or national trends that are not occurring in Taylor.	• Fear factor of crime being discussed.

4. RECOMMENDATION

Receive and accept the report.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

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

Not discuss crime in Taylor.

8. ATTACHMENTS

9a. [PowerPoint Presentation](#)

Taylor Police Department

Crime Report & Police Activity 2022



Part I /Group A Crimes 2020 vs. 2021

Part I / Group A Crimes	2020	2021
Homicides	1	4
Sexual Offenses (Forcible)	6	17 (*12 FV)
Robbery	4	2
Assault	162	187
Burglary	79	57
Larceny	305	160
Motor Vehicle Theft	23	21
Arson	2	2
Total	582	450

PART I/Group A CRIMES REDUCED 22.6%



Part I/Group A Clearance Rates 2020 vs. 2021

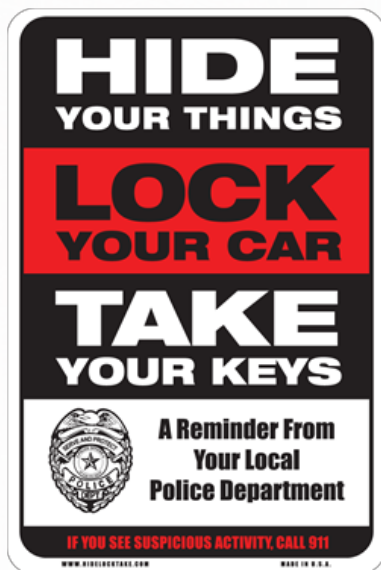
Part I / Group A Crimes	2020 Crimes	2020 Clearances	2021 Crimes	2021 Clearances
Homicides	1	1	4	3
Sexual Offenses (Forcible)	6	1	17	3
Robbery	4	2	2	1
Assault	162	78	187	111
Burglary	79	9	57	14
Larceny	305	30	160	14
Motor Vehicle Theft	23	3	21	4
Arson	2	1	2	0
Totals	582	125	450	150
Clearance Rate		21.48%		33.33%



BURGLARY REDUCTION

2020 vs. 2021

Part I / Group A Crimes	2020	2021
Burglary	79	57



Reduction in totals partially attributed to
Hide, Lock and Take
burglary prevention program.

BURGLARIES REDUCED BY 28%



Adult arrests– 2020 vs. 2021

ADULT ARRESTS	2020	2021
Felony	100	87
Misdemeanor	245	162
Total	345	249

Number of Adult Arrests decreased by 28%



Police activity – 2020 vs. 2021

	2020	2021
Calls for Service	24,726	20,850
Traffic Stops	3,438	4,521



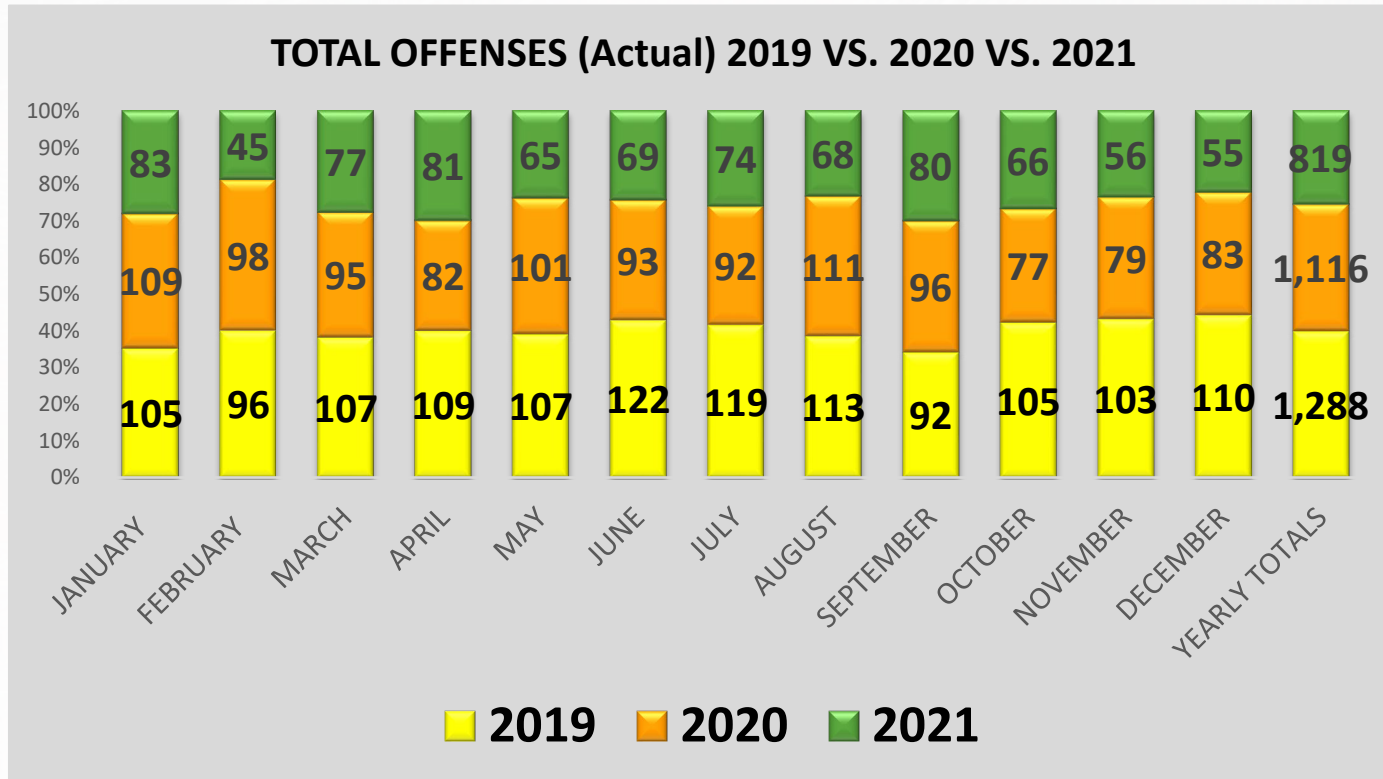
Offenses by Month Comparison

Total Offenses Trends by Month (Group A and B)	2019	2020	2021
JANUARY	105	109	83
FEBRUARY	96	98	45
MARCH	107	95	77
APRIL	109	82	81
MAY	107	101	65
JUNE	122	93	69
JULY	119	92	74
AUGUST	113	111	68
SEPTEMBER	92	96	80
OCTOBER	105	77	66
NOVEMBER	103	79	56
DECEMBER	110	83	55
TOTAL:	1,288	1,116	819

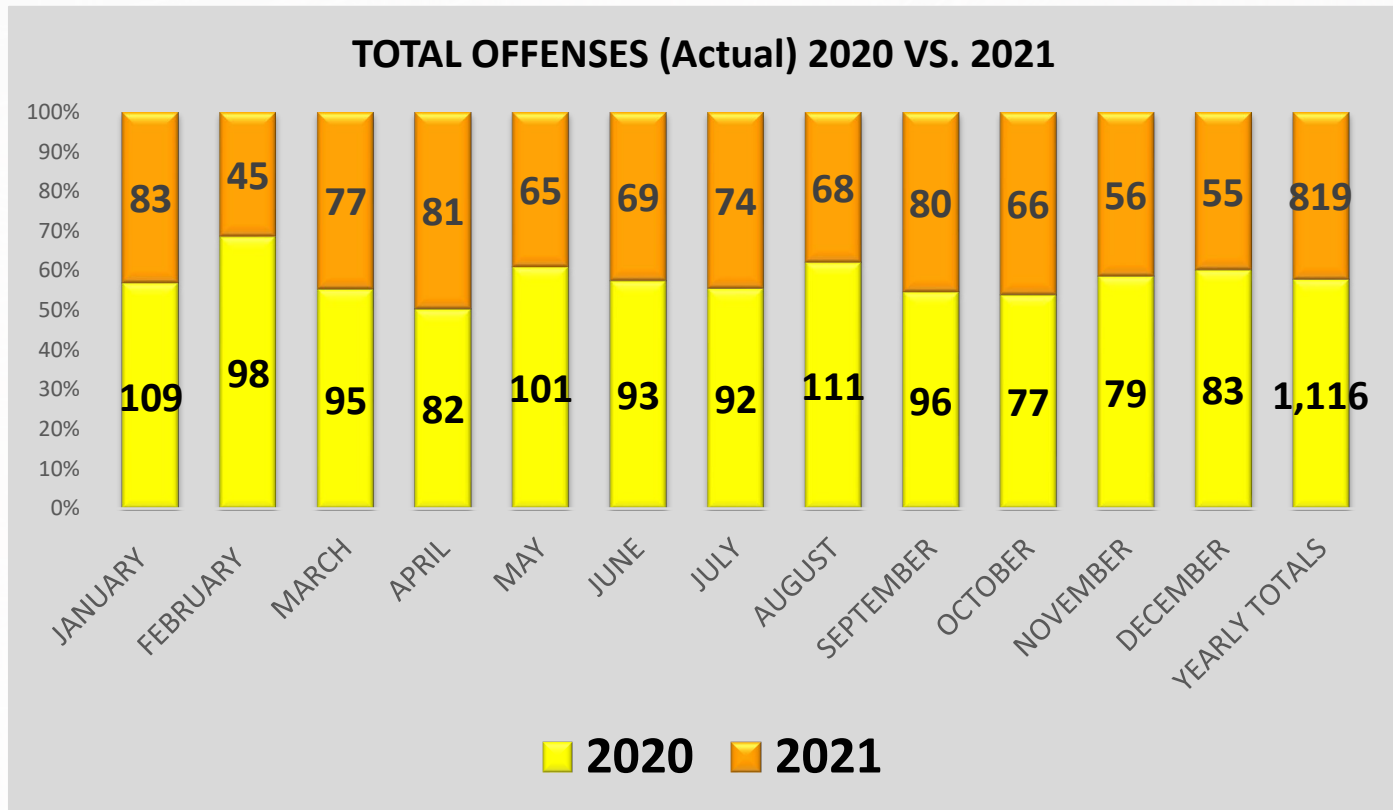
Total Crimes Per Year	2019	2020	2021
Total Yearly Crimes	1,288	1,116	819
Total Yearly Clearances	620	395	330
	48%	35%	40%



TOTAL OFFENSES (Actual) 2019 VS. 2020 VS. 2021



TOTAL OFFENSES (Actual) 2020 VS. 2021



CRIMES REDUCED 26.6%



JANUARY TOTAL OFFENSES 2020 VS. 2021 VS. 2022

