

AGENDA

**CITY OF TAYLOR, TEXAS
SPECIAL CALLED JOINT MEETING
TAYLOR CITY COUNCIL AND
TAYLOR ECONOMIC DEVELOPMENT CORPORATION
TAYLOR PUBLIC LIBRARY, 801 VANCE STREET, TAYLOR TEXAS**

JANUARY 31, 2022, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZEN COMMUNICATION

REGULAR AGENDA

1. Receive a presentation on the Comprehensive Plan. (Tom Yantis)

ADJOURN

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on January 27, 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.

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

Posted By: *Dianna McLean* Date *1-27-2022*
Dianna McLean, City Clerk



***City Council/TEDC
Joint Meeting
January 31, 2022
Transmittal Letter***

STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 1

Agenda Title: Receive presentation on the Comprehensive Plan

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

The purpose of this item is to update the Council and TEDC on the recently adopted Envision Taylor Comprehensive Plan and its impacts on economic development.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

City Council authorized funding for a major update to the Comprehensive Plan as part of the FY 2019-20 budget. The last time the City's Comprehensive Plan was updated was in 2004. The Comprehensive Plan is the primary policy document for the City to guide development, transportation, utilities and other capital improvements.

City Council appointed a citizen advisory committee to assist the staff and consultant team with the comprehensive plan update. TEDC Board Member Betty Day was appointed to the advisory committee to represent the EDC.

The City hired a consultant team led by Lionheart Places with Verdunity providing the fiscal analysis. After a six month delay due to COVID, the planning process kicked off in August of 2020 and was completed with the adoption of the plan in November 2021.

3. RECOMMENDATION

Staff recommends that Council and TEDC receive the presentation.

4. FUNDING SOURCE

The Comprehensive Plan update was funded in the City's FY 2019-20 and 20-21 budgets.

5. TIMELINE

Council awarded the contract with the City's two consultants, Lionheart and Verdunity, in February 2020, the public hearings on adoption of the new plan were held in October 2021.

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

7. ATTACHMENTS

1a. Comprehensive Plan presentation



Comprehensive Plan

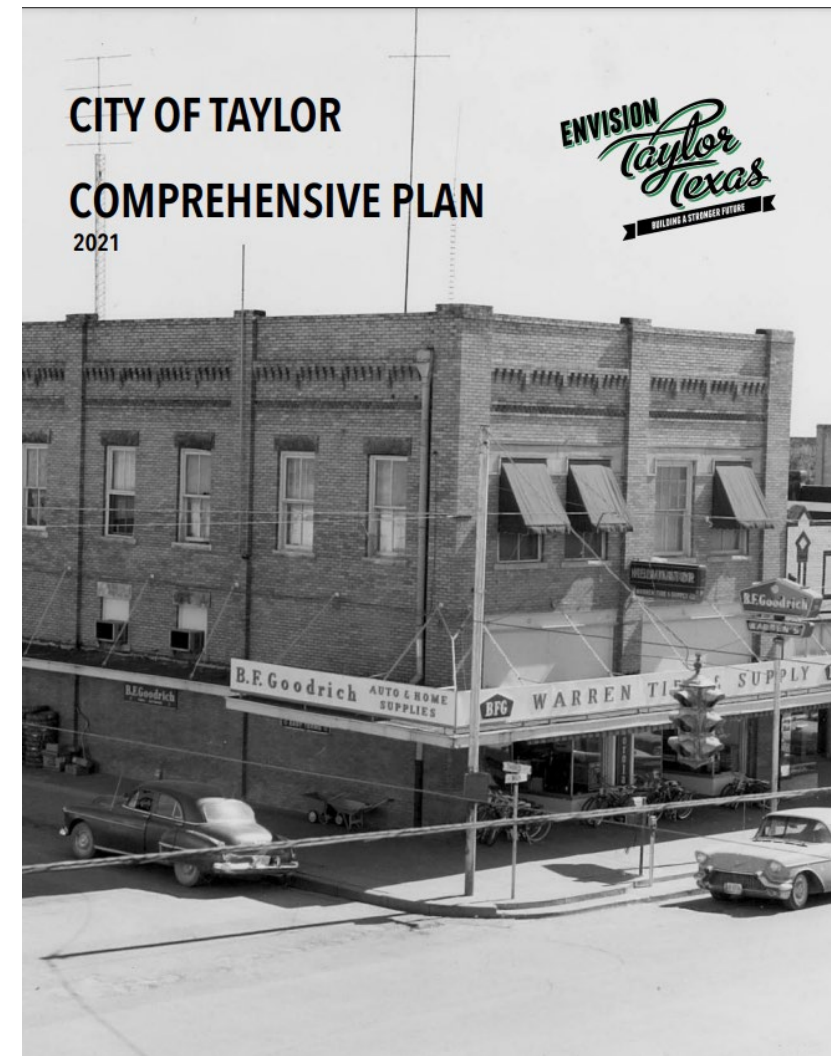
City Council/EDC Workshop

January 31, 2022

Adopted Nov. 18, 2021



PROJECT TIMELINE



Who was involved in the process?

- Citizens and businesses
- Advisory Committee
- Consultants
 - Lionheart Places, HDR
 - Verdunity
- City Staff
- Planning & Zoning Commission
- City Council



What meetings were held?

Strong Towns Presentations

- Sept. 17, 2020
- August 31, 2021

Community Workshops

- Sept. 22, 2020
- March 10, 2021
- July 14, 2021

CPAC Meetings

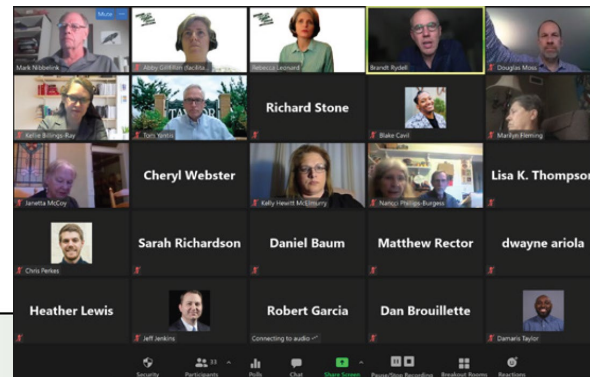
- Aug. 24, 2020
- March 1, 2021
- June 28, 2021
- July 19, 2021

Planning for Growth Workshops

- Jan. 27, 2021
- March 3, 2021
- April 7, 2021
- May 5, 2021

Other

- Council/EDC Mar. 5, 2020
- P&Z workshop Aug. 10, 2021
- Council, P&Z, CPAC workshop Sep. 28, 2021



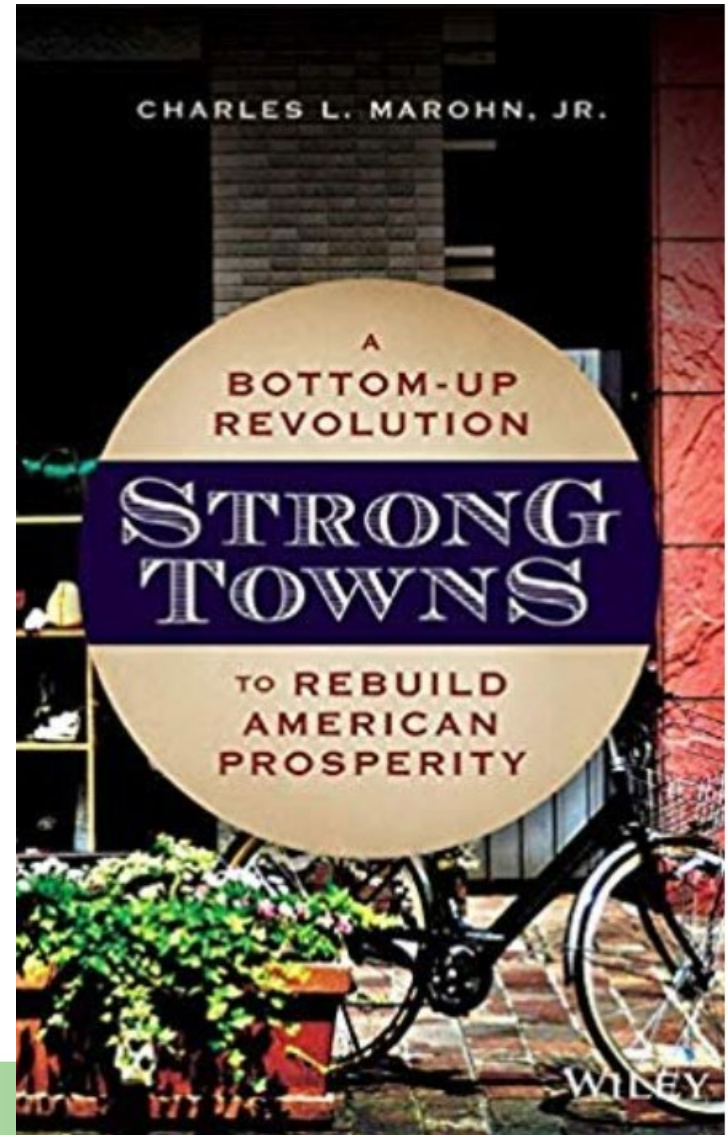
What's in the plan?

- Community Vision (Big Ideas)
- Future Land Use Plan
- Transportation Plan
- Housing and Neighborhoods Plan
- Implementation Plan



What is the planning framework?

- Strong Towns
- Understanding the link between land use decisions and long-term financial resiliency
- Fully accounting for infrastructure maintenance
- Recognizing that growth must be financially sustainable



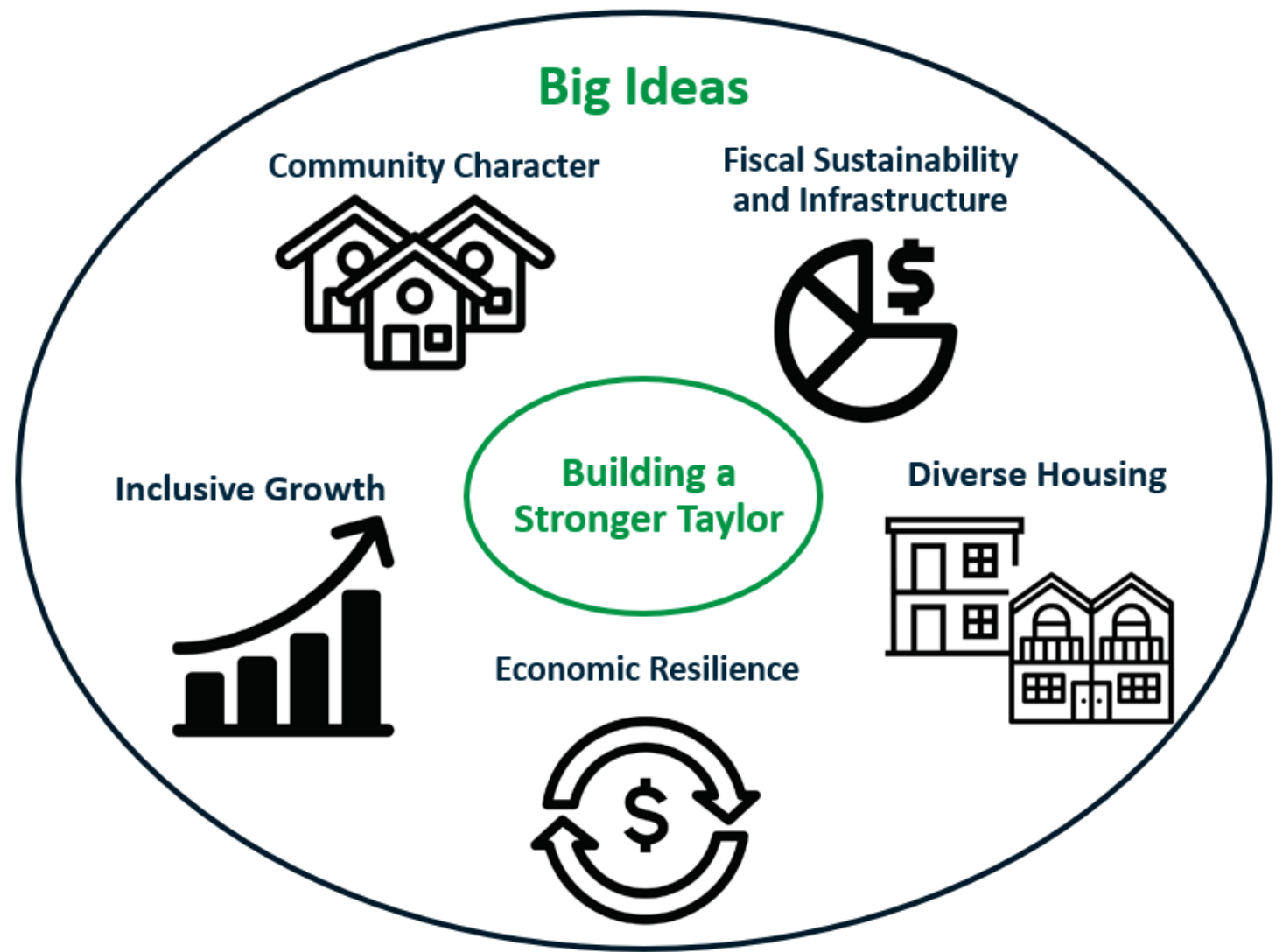
What are some Strong Towns strategies?

- Development that pays for itself now and in the future
- Investments of public funds that have high returns
- Re-investment in the core of the City
- Infill and redevelopment to utilize existing infrastructure
- Fully recognize and budget for the cost of maintenance

“The mission of Strong Towns is to support a model of development that allows America’s cities, towns and neighborhoods to become financially strong and resilient.”

StrongTowns.org

What are the Big Ideas in the plan?



BIG IDEAS



Community Character

Maintain Taylor's small-town atmosphere.



Inclusive Growth

Be intentional and thoughtful about ensuring that all people and communities benefit from growth.



Diverse Housing

Ensure that housing accommodates all ages, abilities, household types, and income.



Fiscal Sustainability and Infrastructure

Make smart investments that maximize use of existing infrastructure and provide sufficient resources for long term maintenance, repairs., and replacement.

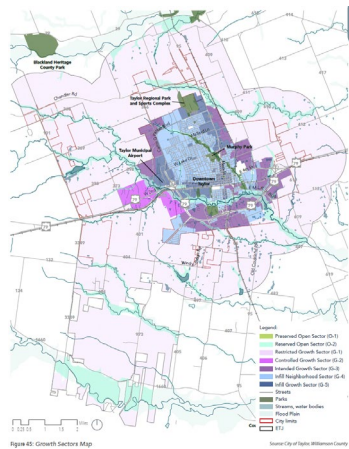


Economic Resilience

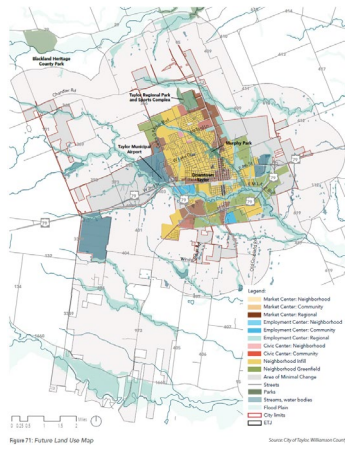
Support and promote unique, local businesses.

How do the Big Ideas take shape?

Land Use



Growth Sectors (where we grow)



Future Land Use (how we grow)

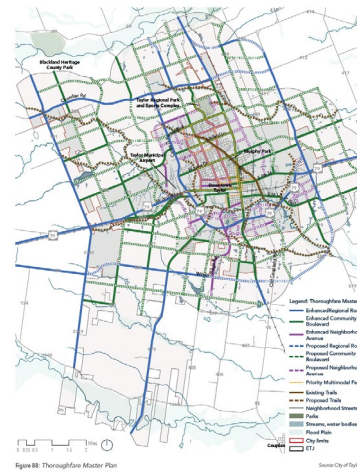
Transportation



Figure 91: Roadway Hierarchy and Grid Spacing System

-  Regional Road
 Community Boulevard
 Neighborhood Avenue
 Neighborhood Street

Expand the grid



Thoroughfare Plan

Housing & Neighborhoods



Housing Diversity & Incremental Density

Land Use – Growth Sectors

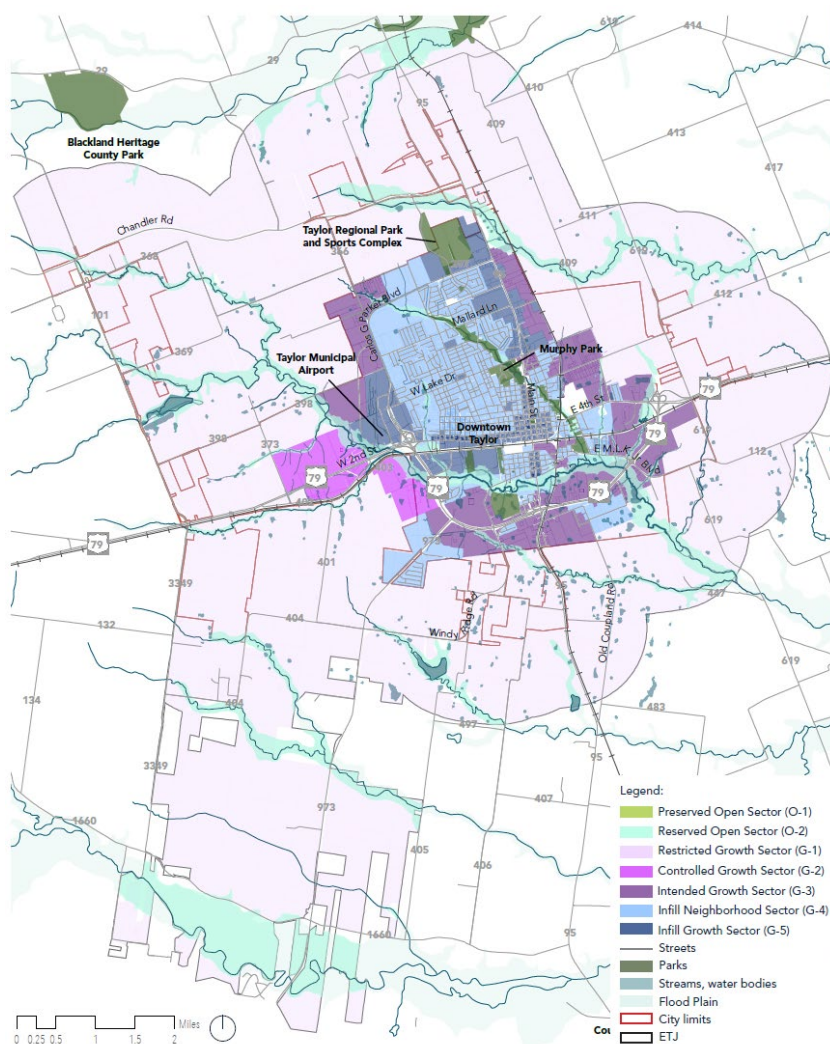


Figure 45: Growth Sectors Map

Source: City of Taylor, Williamson County

PRESERVED OPEN SECTOR (O-1)

The Preserved Open Sector is made up of open space that is protected from development in perpetuity. This includes dedicated parkland and any other conservation easement.

RESERVED OPEN SECTOR (O-2)

The Reserved Open Sector consists of land that is not yet protected but is valuable as open space. This includes floodplains and floodways and may also include areas of steep slope, desired open space, desired transportation corridors, buffers, or viewsheds.

RESTRICTED GROWTH SECTOR (G-1)

The Restricted Growth Sector consists of areas that have value as open space but are subject to development because zoning or limited development already exists. This includes large lot homesteads and farmland with limited infrastructure availability.

CONTROLLED GROWTH SECTOR (G-2)

The Contolled Growth Sector consists of areas that can support limited mixed use based on proximity to an existing or planned Thoroughfare. The Controlled Growth Sector Should be limited in area to nodes where infrastructure or services already exist. But they are not adjacent to the existing developed areas.

INTENDED GROWTH SECTOR (G-3)

The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

INFILL NEIGHBORHOOD SECTOR (G-4)

The Infill Neighborhood Sector consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development.

INFILL GROWTH SECTOR (G-5)

The Infill Growth Sector is made up of areas that are already developed and served by infrastructure. They are also intended for higher intensity uses than are currently in place.

Land Use – Future Land Use Map

CENTERS

MARKET

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed use and walkable places.

Market Centers can be developed as new centers or as a redevelopment of an existing suburban big box retail center. The series of images included below shows how a retail center can redevelop over time to become a mixed use and walkable place.

Total area: **948 acres**

Land Use and Building Types:
Multifamily: **25%**, Retail: **52.5%**,
Office: **5%**, Mixed use: **2.5%**, Public:
2.5%, and Industrial: **12.5%**

-  **Market Center: Neighborhood**
-  **Market Center: Community**
-  **Market Center: Regional**

CIVIC

Civic Centers are mixed-use areas centered around a civic destination such as a school, library, recreation center or park.

Total area: 349 acres

Land Use and Building Types: Retail: **10%**, Office: **10%**, Mixed use: **10%**, and Public: **70%**

-  **Civic Center: Neighborhood**
-  **Civic Center: Community**

EMPLOYMENT

Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants.

Total area: 1,784

Land Use and Building Types: Retail: **22.5%**, Office: **10%**, Mixed use: **2.5%**, Public: **5%**, and Industrial: **60%**

-  **Employment Center: Neighborhood**
-  **Employment Center: Community**
-  **Employment Center: Regional**

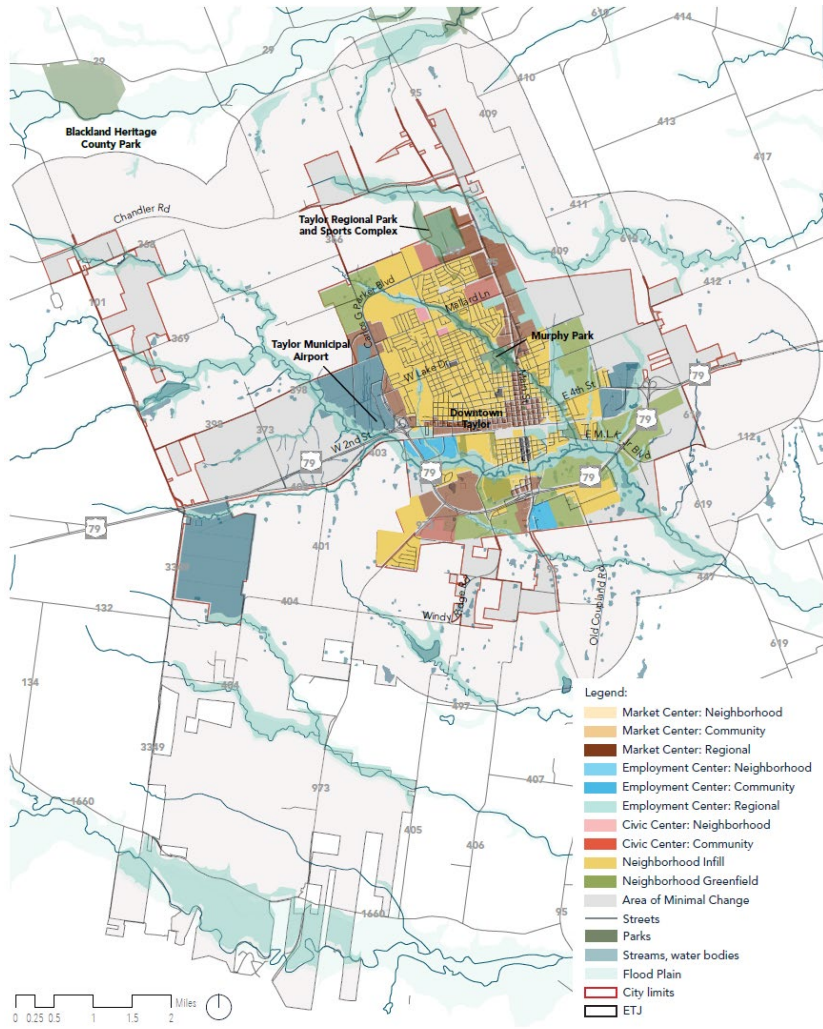


Figure 71: Future Land Use Map

Source: City of Taylor, Williamson County

Land Use – Future Land Use Map contd.

NEIGHBORHOOD

INFILL

Infill Neighborhoods represent existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units or smaller lots and additional corner units.

Total area: 2,600 acres

Total proposed Units: 22,620 approx

Land Use and Building Types: Single family Residential (DUA 5): **30%**, 2-4 Units (DUA 10): **60%**, 5+ Units (DUA 12): **10%**

 **Neighborhood Infill**

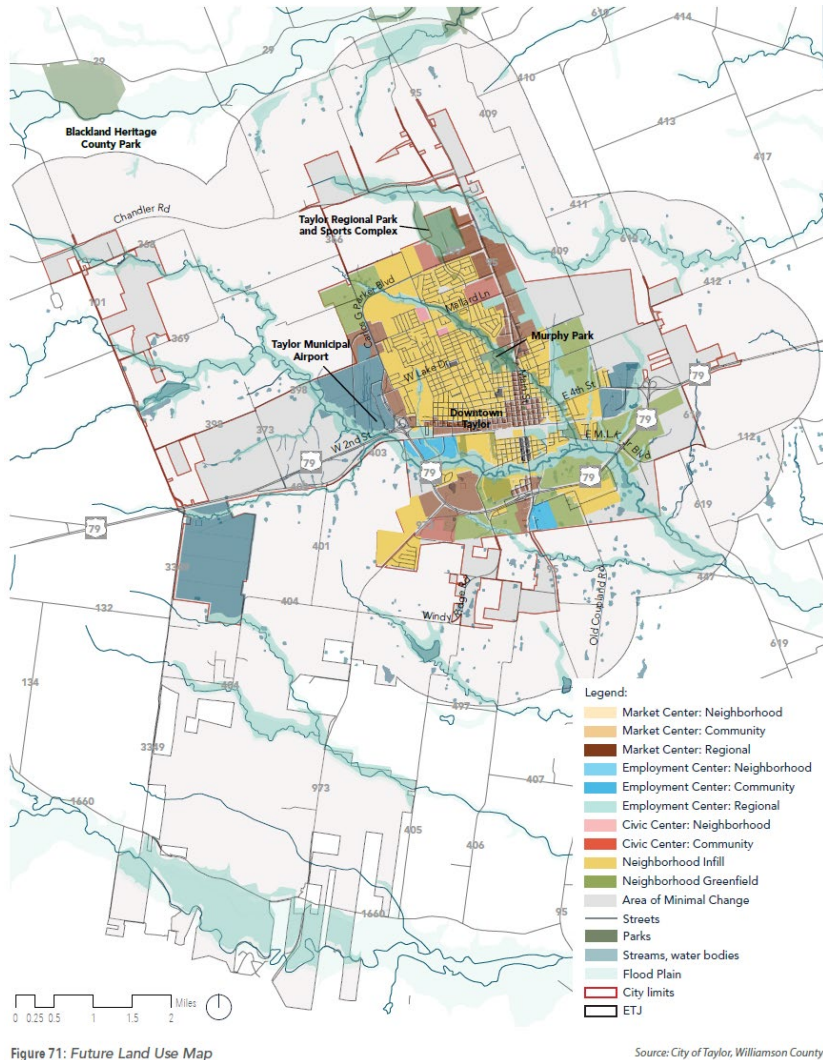
GREENFIELD

Greenfield Neighborhoods are new communities that contain a wide mix of residential uses and limited amounts of neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric in Taylor.

Total area: 1,378 acres

Total Proposed Units: 7,235 approx

 **Neighborhood Greenfield**



Transportation – The Grid

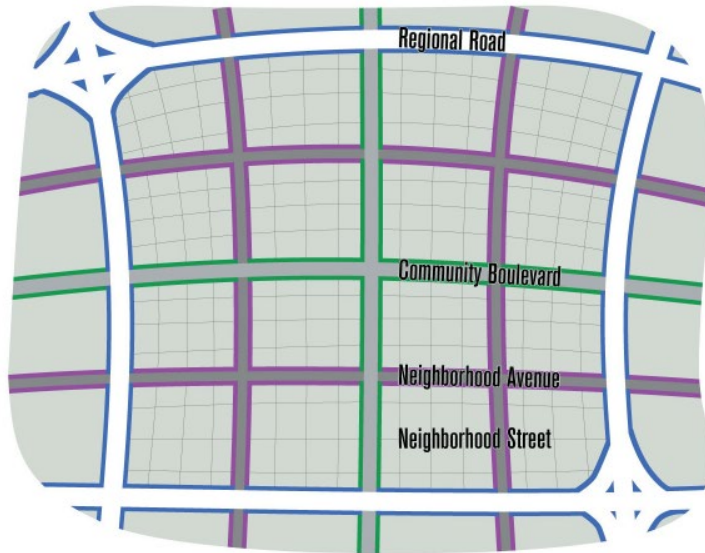
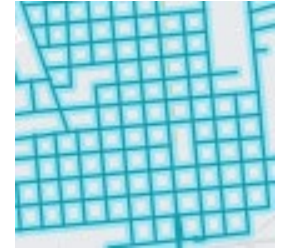


Figure 91: Roadway Hierarchy and Grid Spacing System

Regional Road
Community Boulevard
Neighborhood Avenue
Neighborhood Street

- Expand the grid
 - Safer
 - Less congestion
 - Shorter trips
 - Encourages walking/bicycling
 - More flexible for development



Taylor



Neighboring City

Transportation – Streets & Roads - NOT Stroads



Street



Road



Stroad

Transportation – Thoroughfare Plan

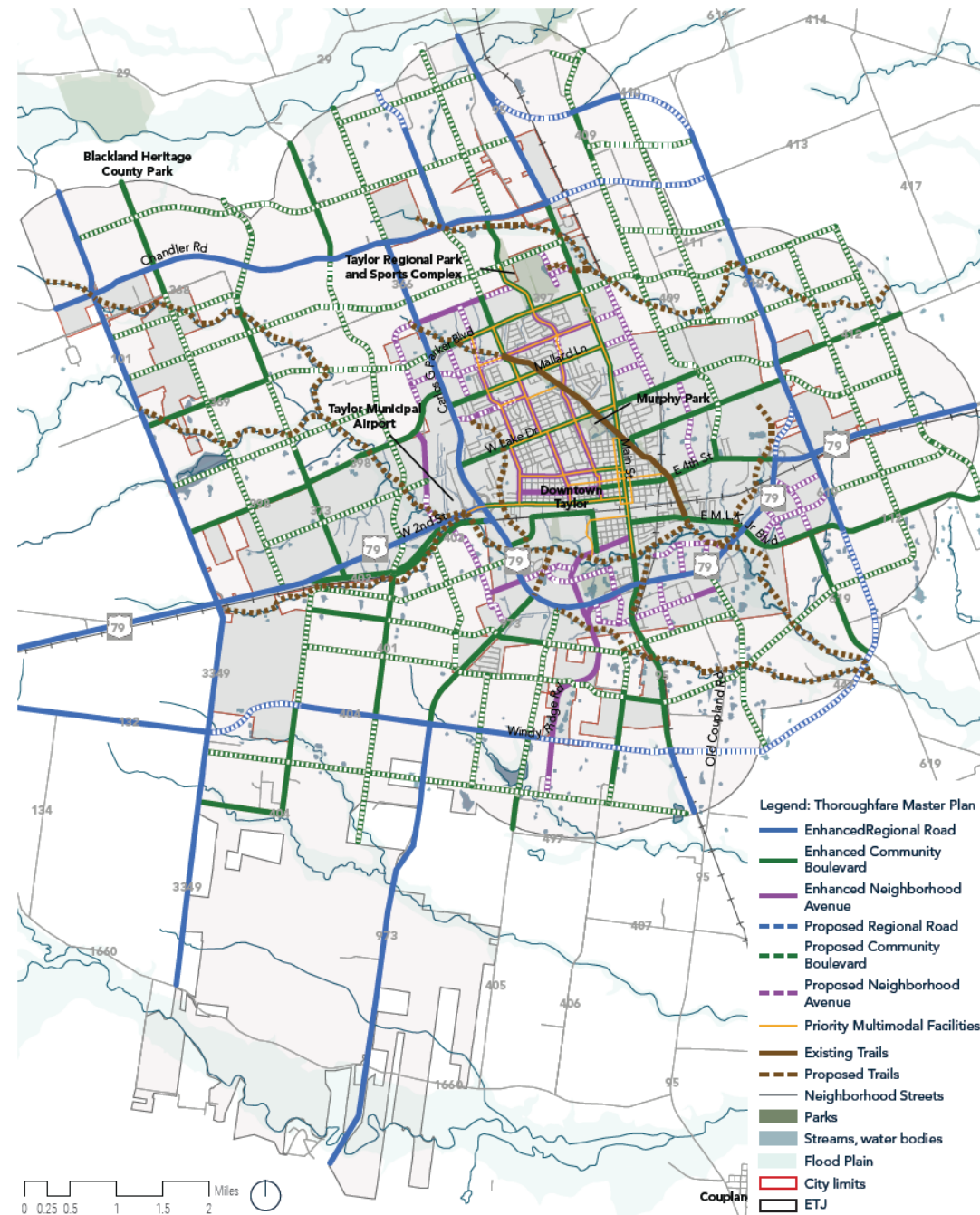


Figure 88: Thoroughfare Master Plan

Source: City of Taylor, HDR

Housing & Neighborhoods – Housing Variety

Legend:

- Detached House Large Lot
(Lots greater than 5,000 Sf)
- Accessory Dwelling Unit
- Detached House Small Lot
(Lots less than 5,000 Sf)
- Attached House
- Mobile Home
- Courtyard Housing
- Duplex
- Triplex / Quadraplex
- Apartment building: 5 - 9 units
- Apartment building: 10 - 19 units
- Apartment building: 20 + units



Figure 99: Missing middle housing graphic

Source: Opticos

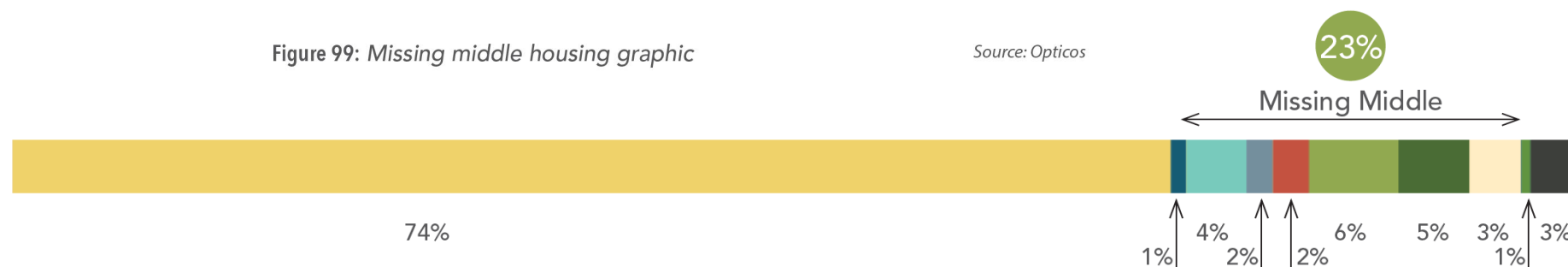


Figure 100: Existing percentage of residential typologies

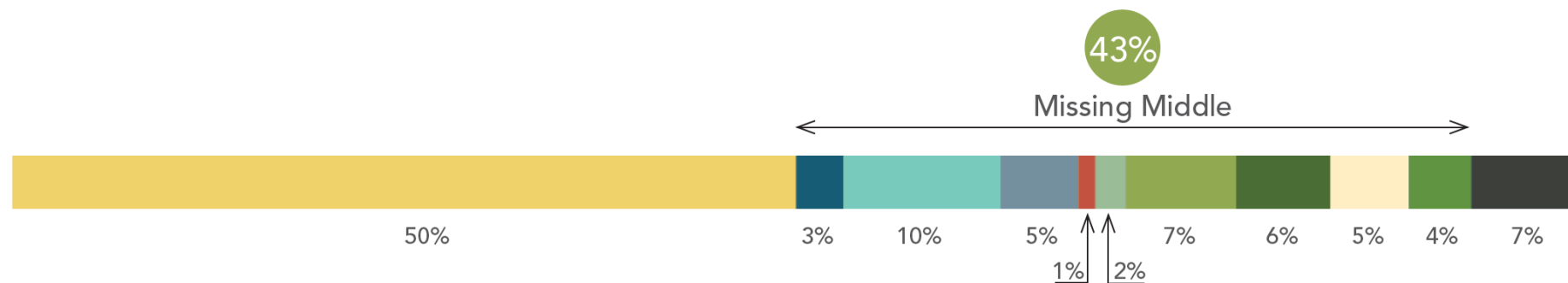


Figure 101: Proposed percentage of residential typologies

IMPLEMENTATION STRATEGIES

There are a total of 15 strategies that will move this plan forward from a vision to a reality. Implementation strategies provide a roadmap for success. With an emphasis on the planning and regulatory framework, incentives and financial tools, and capital improvements, they provide the necessary actions that will advance the long-term vision of the Comprehensive Plan.

1. Taylor Preferred Growth Dashboard
2. Land Use Evaluation Tool
3. Direct Growth to Centers
4. Update Development Standards to support Centers and Infill
5. Implement policies to Discourage Development in Restricted Growth Sectors
6. Implement the new Transportation Plan
7. Plan for Non-Vehicular Trips
8. Adopt a Vision Zero Policy
9. Prioritize Infill Areas and Centers for Street Improvements
10. Enhance Cross-town Corridors
11. Encourage Missing Middle Housing
12. Discourage Displacement
13. Encourage more Accessory Dwelling Units
14. Maintain Small Town Character in New Neighborhoods
15. Expand and Connect the Park and Trail System

RELEVANT POLICY STATEMENTS

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.

LU5

New buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change.

LU6

Continue to leverage existing downtown assets to support more small businesses.

LU7

Economic development incentives should support the downtown and future mixed-use centers.

LU8

A jobs-housing balance that supports people living and working in Taylor should be encouraged.

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.

T5

Improve access management policies along major corridors to encourage fiscally sustainable land use patterns.

T7

Link investments in infrastructure to revenue generated from adjacent development.

FISCAL IMPACT OF DEVELOPMENT PATTERN



FISCAL IMPACT OF DEVELOPMENT PATTERN

Traditional Grid Downtown - Taylor: \$12,307 / Acre



Walmart Super Center - Taylor: \$4,660 / Acre



FISCAL IMPACT OF DEVELOPMENT PATTERN

TOP 10 LOCATIONS

NET REVENUE/ACRE FOR BUDGET + STREETS

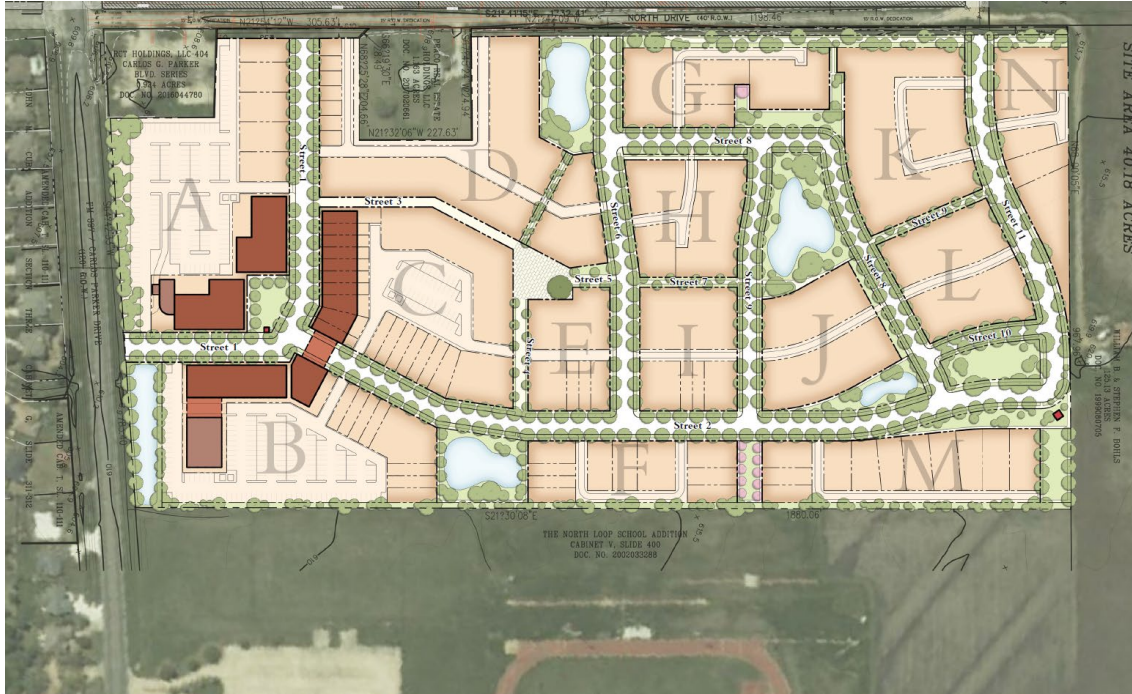
ID	Address	Net Rev/Acre
6318	120 W 4th	\$31,021
2907	201 N Main	\$22,156
6370	111 N Main	\$21,980
5313	103 W 5th	\$20,649
2269	406 Talbot	\$19,888
6359	202 N Main	\$17,704
5309	423 N Main	\$17,700
778	311 Davis	\$16,209
2838	314 N Main	\$15,914
779	303 N Main	\$15,907



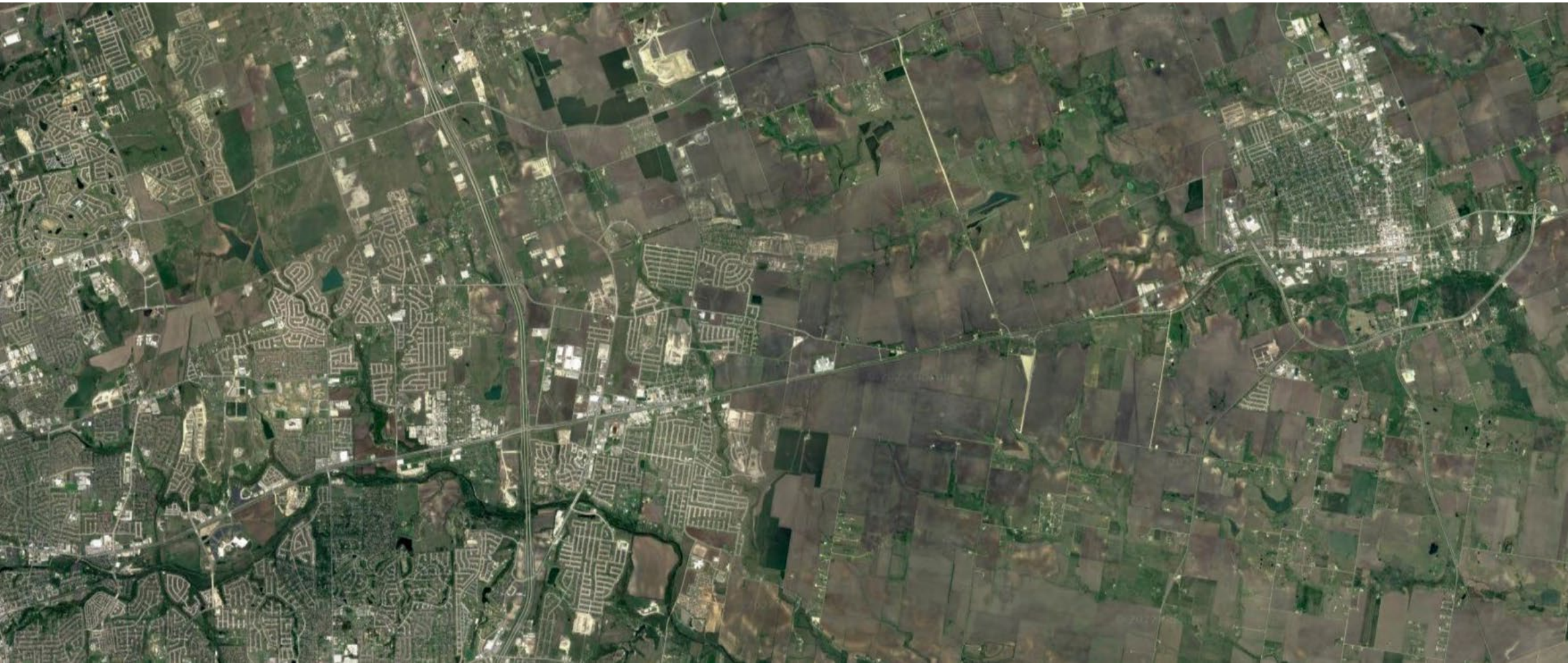
WHY IS IT SO HARD TO CHANGE?



SOME POSITIVE RECENT PROPOSALS



WE'RE AT A CROSSROADS



Discussion/Questions