

AGENDA

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

JANUARY 28, 2021, 6:00 P.M.

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

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

For citizen comments, please contact the City Clerk's office at Dianna.barker@taylor.tx.gov prior to 5:30p.m. Thursday, January 28th.

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

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

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

PRESENTATIONS

1. Receive update on public health related matters and concerns pertaining to the Coronavirus Disease 2019 (COVID-19). (Daniel Baum)

BOARDS & COMMISSION PRESENTATION

2. Main Street Advisory Board update. (Jan Harris)

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.)

3. Approve minutes from the January 14, 2021 regular Council meeting and the January 22, 2021 special called Council meeting. (Dianna Barker)
4. Consider Resolution R21-03 calling for a May election. (Dianna Barker)
5. Consider Ordinance 2021-03 changing the current zoning for a parcel of land, consisting of approximately 0.41 acres, addressed as 1902 Old Granger Rd., from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1). (Tom Yantis)

PUBLIC HEARINGS / ORDINANCES

6. Hold Public Hearing and introduce Ordinance 2021-04 changing the current zoning for a parcel of land, consisting of approximately 11.75 acres, addressed as 4030 and 4050 N. Main St., from Single-Family Residential Zoning District (R-1) to General Business Zoning District (B-2). (Tom Yantis)
7. Introduce Ordinance 2021-06, approval of Fire and Police Department Civil Service Pay Schedule. (LaShon Gros).

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. Consider Cost of living adjustment increase for city employees (COLA). (LaShon Gros)
9. Consider Old Coupland Rd water line project for 2021 CDBG request. (Jim Gray)

10. Consider and provide direction to staff regarding 2021 street maintenance program. (Jim Gray/Jacob Walker)

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 January 25, 2021 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

Posted By: Dianna Barker Date 1-25-2021
Dianna Barker, City Clerk



City Council Meeting January 28, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 1

Agenda Title: Receive update on public health related matters and concerns pertaining to the Coronavirus Disease 2019 (COVID-19).

Council Action to be taken: Receive report and consider any recommended actions.

Department Submitted: Fire Department

Staff Contact: Daniel Baum, Fire Chief

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to provide Council with an update on the local response to the COVID-19 pandemic. A presentation will be made by the executive leadership team of the Williamson County and Cities Health District. Recommendations may be discussed for consideration.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The COVID-19 pandemic has been affecting us for nearly a year now. Williamson County has realized its highest number of active cases and hospitalizations since the pandemic began. Vaccination distribution has begun for healthcare workers and some high-risk populations but is not yet widely available. As the City strives to make informed decisions on providing services to the public, we rely on our Public Health Authority to guide our decision making related to matters of public health.

3. PROS and CONS

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

4. RECOMMENDATION

Staff recommends receipt of report and consideration of potential recommended actions.

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. [Power Point presentation](#)

AGENDA, 01/28/21

- Reporting Changes
- Status Update
- Hospital Capacity Status
- Vaccine Distribution



COVID-19 Reporting Changes

Hospital Indicators on the WCCHD dashboard now reflect regional numbers.

- Surge numbers at the local level were leading to misleading counts (licensed bed #s in flux)
- Policy decisions are rooted in GA-32 and based around the 15% TSA threshold

Data From: 01/24/21

Hospital Beds Available

684

% Hospital Beds Available

17%

ICU Beds Available

62

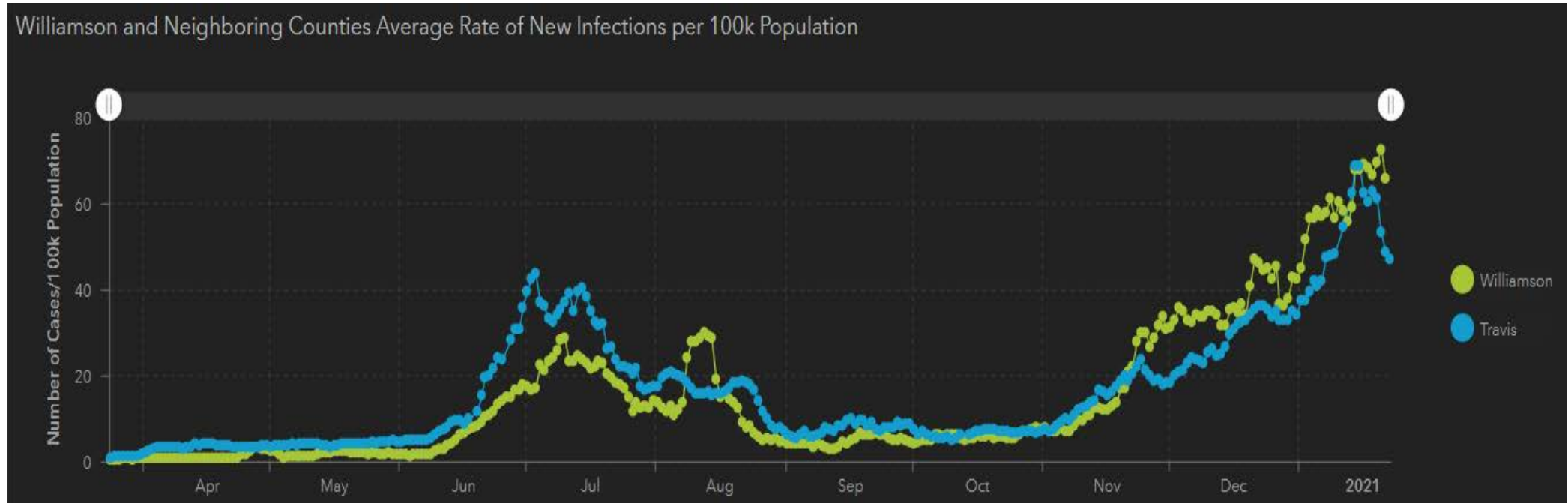
% ICU Beds Available

11%

GA-32 Total TSA %

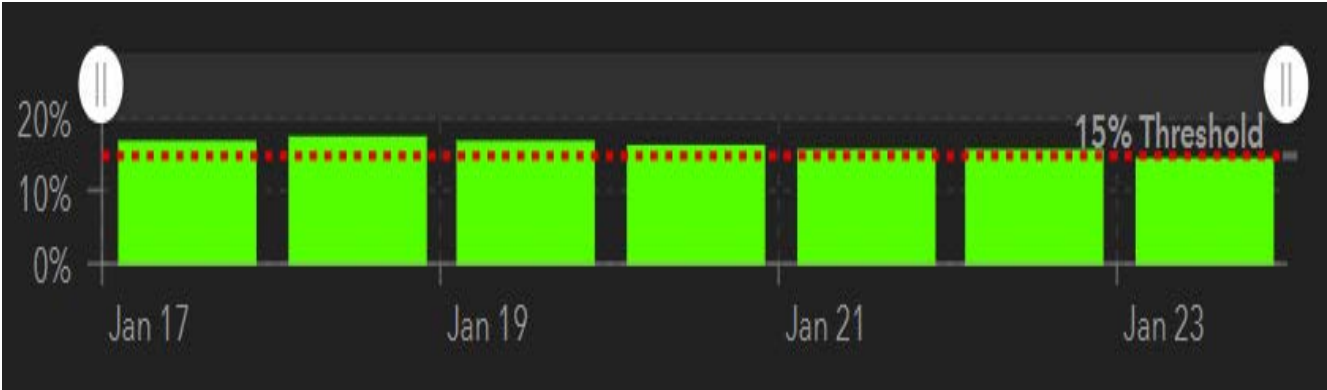
15.08%

COVID-19 Status



Infection rate, test positivity rate, and hospitalization numbers are all continuing to increase. The infection rate for this second “wave” has been consistently higher in WilCo versus Travis. This may be due to lower compliance with prevention and mitigation (such as masking) in our county.

COVID-19 Status



1/17	16.59%
1/18	17.35%
1/19	16.73%
1/20	15.99%
1/21	15.08%
1/22	15.05%
1/23	14.02%

The Trauma Service Area (TSA) threshold for TSA-O (CATRAC) fell below 15% on 01/23, for the first time in 20 days.

Capacity reductions will be lifted after 7 consecutive days below 15%, per GA-32.

Increasing cases in school-aged Children

- Highest number of cases
- As of January 14, about 2.5 million children have tested positive for COVID-19 since the onset of the pandemic. Over 211,000 new child COVID-19 cases were reported last week, the highest weekly increase since the pandemic began.

<https://services.aap.org/en/pages/2019-novel-coronavirus-covid-19-infections/children-and-covid-19-state-level-data-report/>

COVID-19 Vaccine

January 25 through 28, WCCHD is hosting a closed Point-of-Dispensing (POD) for COVID-19 vaccinations, focusing on second series for priority 1A individuals who received their first series at our December POD.

Moving forward, our immediate, primary Vx focus is two-fold:

- Sustain POD operations and scale up
- Complete long-term care facilities who were not covered by the national pharmacy plan (~300 individuals remaining)

Regional planning

- It will take *all* providers pitching in to achieve the massive task of vaccinating with 80% target
- County EM running POD operations with Curative, Family ER, and other providers
- WCCHD will continue to operate PODs as space/capacity allow, eventually switching to appointment-based model.
- APH will be regional hub in a pilot hub-spoke model, receiving thousands of doses per day. Through this model, they will distribute Vx to other providers, including WCCHD and WilCo to support mass vaccination efforts.

We Are Here

LIMITED SUPPLY

- 1A: Direct Care - Hospital, Long-Term Care, EMS 9-1-1, Home Health, Outpatient, ER/Urgent Care, Pharmacies, Last Responders, School Nurses
- 1A: Long-Term Care - Residents of Long-Term Care Facilities
- 1B: Persons 65+ or 16+ with at least one chronic medical condition, including pregnancy

ADDITIONAL SUPPLY

- 1C: Under consideration
- 2: Under consideration

BROAD SUPPLY

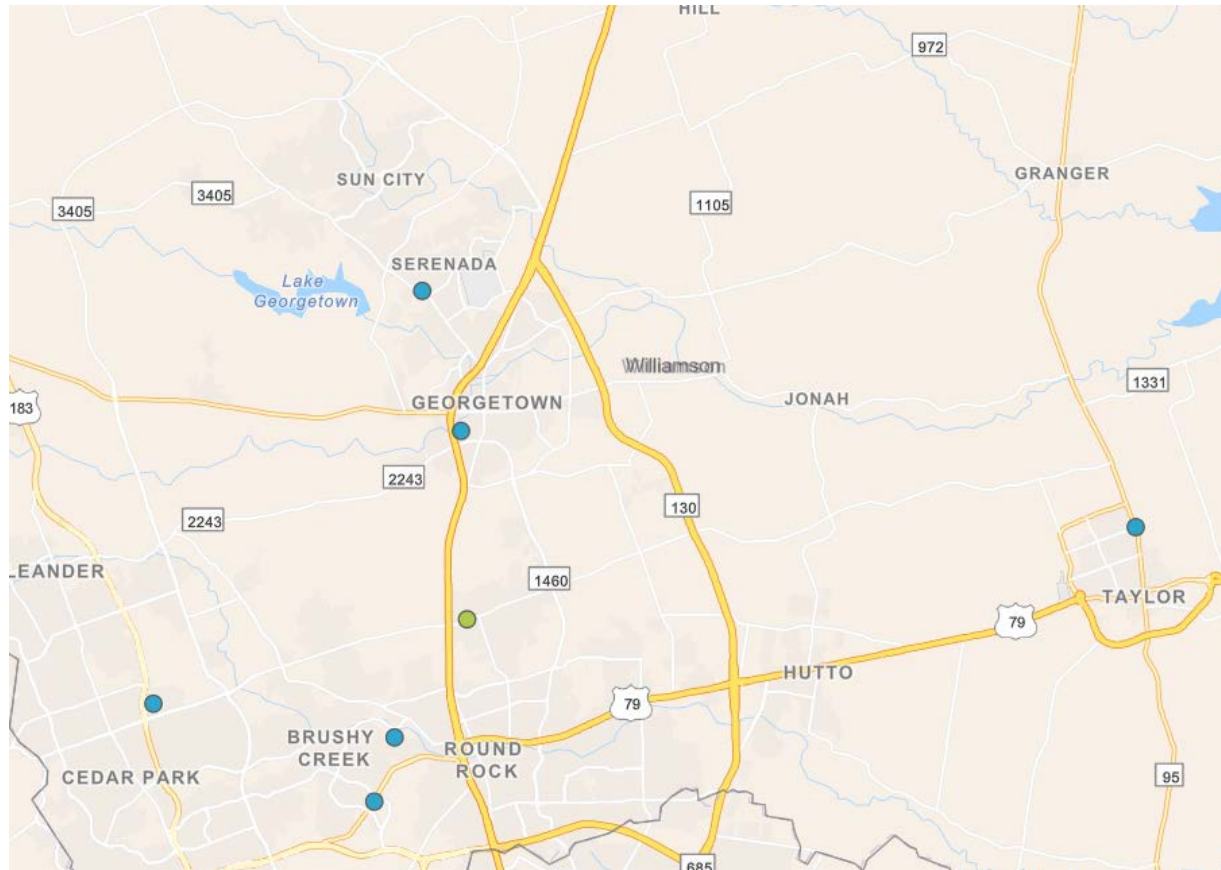
- 3: Under consideration

COVID-19 Vaccine

- Monoclonal Antibody (Bamlanivimab)

TDEM Availability Map:

<https://tdem.maps.arcgis.com/apps/webappviewer/index.html?id=993e2c2079f8487cafcec74e00e84991>



COVID-19 Vx and Mitigation

While the deployment of vaccine is a critically-important step toward eventually “returning to normal,” mitigation measures remain the key to slowing the spread of COVID-19.



We don't yet know:

- How effective the vaccine will be, and for how long
- Whether vaccinated individuals can still spread the virus to others
- What proportion of the population will need to be vaccinated to achieve herd immunity (estimated about 75-80% or higher – that's around 472,000 individuals in Wilco)

Q&A





City Council Meeting January 28, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 2
Agenda Title: Main Street Advisory Board Update

Council Action to be taken: Receive the presentation

Department Submitted: Development Services – Main Street

Staff Contact: Jan Harris, Main Street Manager

1. PURPOSE/DESCRIPTION

Upon request by the City Council, Main Street Manager Jan Harris will provide the City Council a brief update on the board's responsibilities and activities.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Main Street Advisory Board was created in 1998 by Ordinance 98-28. An update on the board's activities and future plans is presented to Council by the staff liaison or Board Chair each year.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
To keep Council advised of Board's activities and future plans.	N/A

4. RECOMMENDATION

Receive the presentation.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

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

8. ATTACHMENTS

2a. [Power Point presentation](#)



Main Street Advisory Board Update

Jan Harris, CMSM MHP
Main Street Manager



WHO WE ARE:

- Scott Dean – Chairman
- Erwin Stauffer
- John McRae
- Steve Truex
- Shannon Grace
- Sharla Gola
- Vacancy
- Jan Harris, CMSM MHP–
Main Street Manager

WHAT WE DO:

Taylor Main Street is a grassroots downtown revitalization effort within the context of historical preservation. We envision a culturally diverse and economically viable downtown which attracts both Taylor citizens and visitors to its unique mix of historic buildings, shops, restaurants, services, and old town atmosphere.

TAYLOR CELEBRATED ITS 21ST YEAR AS A TEXAS MAIN STREET CITY IN 2020!

VISION STATEMENT:

Establish a resilient downtown community in Taylor, diverse in experiences for local residents and visitors that includes retail, dining, parks, and cultural history.

MISSION STATEMENT:

To strengthen and continue business/historical preservation and culture in downtown Taylor by using the comprehensive approach of design, economic vitality, organization, and promotion.





NEW BUSINESSES/BUSINESS RELOCATIONS IN 2020:

Downtown Social

Hola Aloha

The Real Estate Social

Frills

Work Here

4th Street Mercantile

LAMP Retail Showcase

Monarcas Mexican Restaurant

Good Strangers

KINCL Antique Emporium

Yipiokya

Texas Comfort Air

Cookies, Cupcakes, & More

Cherry Tree Home & Gifts

NET GAIN OF BUSINESSES IN 2020

during a Global Pandemic: **5**



RESTORATION/RENOVATION PROJECTS:

\$223,916 in PRIVATE SECTOR INVESTMENT in 2020 during a Global Pandemic!!

202 N Main St. – Brasfield Real Estate
305 N Main St. – Taylor Sporting Goods
120 W 2nd St. – The Real Estate Social
115 W. 2nd St. – Xchange Nightlife
105 W. 5th St. – Lighthouse Boutique
120 W. 2nd St.; Ste. E - Work Here
203 N. Main St. – La Scala
114 W. 2nd St. – Good Strangers
118 W. 2nd St. – Hola Aloha
201-A W. 4th St. – 4th Street Mercantile

417-A N. Main St. - Yipiokya
314 N. Main St. – Gold Star Finance Co.
315 N. Main St. – Young's Store
205 N. Main St. – Salon J
215 N. Main St. – Red Cap Cigar Lounge
111 W. Rio Grande – Our Lady of Guadalupe Church
211-B N. Main St. – Cookies, Cupcakes, & More
121 E. 3rd St. – Downtown Social
600 N. Main St. – Power Food Mart
104 E. 2nd St. – Cherry Tree Home & Gifts



THE FARMERS' MARKET AT HERITAGE SQUARE HELPED BRING PEOPLE TO DOWNTOWN TAYLOR TO SHOP, DINE, AND PLAY



THE MARKET IS THRIVING

- ✓ 31 Farmers, Growers, and Artisans participated in the first full season of the Farmers' Market at Heritage Square!



THE MARKET ATTRACTS BOTH TAYLORITES AND SUPPORTERS FROM THE CENTRAL TEXAS AREA AND BEYOND!

- ✓ Surveys of Farmers' Market patrons indicated that they lived in Taylor, Hutto, Pflugerville, Copeland, Granger, Manor, and Rockdale
- ✓ Shoppers at the Farmers' Market stay to shop, dine, and/or play in Downtown Taylor



THE MARKET MAKES A DIFFERENCE IN THE LOCAL ECONOMY!

- ✓ May-December, 6205 customers visited the Taylor Farmer's Market
- ✓ March-December, Market Sales averaged \$2,339.18!

ANY
QUESTIONS?





City Council Meeting January 28, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 3

Agenda Title: Approve minutes from the January 14, 2021 regular Council meeting and the January 22, 2021 special called Council meeting.

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

Department Submitted: City Clerk

Staff Contact: Dianna Barker

1. PURPOSE/DESCRIPTION

Pursuant to the Open Meetings Law, Chapter 551, Local Government Code and in accordance with the authority contained in Section 551.021 and the City Charter, the Minutes of each City Council meeting must be recorded, compiled and approved by the City Council in subsequent meetings. The purpose of this item is to conform to these legal requirements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

N/A

3. PROS and CONS

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

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

3a. [January 14, 2021 minutes](#)

3b. [January 22, 2021 minutes](#)

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
January 14, 2021 at 6:00 p.m. via Video Conference

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

Council or staff present in City Hall: No one.

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

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

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

City Manager Brian LaBorde introduced the new Human Resources/Civil Service Director Lashon Gros. Finance Director Jeff Wood introduced the new Assistant Finance Director Sarah Richardson.

CITIZENS COMMUNICATION

There were no citizen comments.

CONSENT AGENDA

1. **Approve minutes from December 10, 2020 regular Council meeting and the December 21, 2020 special called Council meeting.**
2. **Concur with preliminary financials for November 2020.**
3. **Consider Approving Resolution R21-01 approving the City Investment Policy and Investment Strategy.**
5. **Consider Ordinance 2021-01 amending the Sign Ordinance.**
6. **Consider Ordinance 2021-02 Amending the Subdivision Ordinance for Updates to Pavement Design Criteria and associated elements of the Engineering Manual.**

Councilmember Ariola requested to pull item 4 for separate consideration.

Motion was made by Mayor Pro-Tem Ariola to approve consent agenda items 1,2,3,5, and 6 as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously via roll call vote.

4. **Consider consenting to creation of the proposed Travis County Emergency Services District No. 17.**

Daniel Baum, Fire Chief explained the proposal of a new ESD in Pflugerville to assist funding their programs. This item came before Taylor City Council due to a small portion of the ESD in Taylor's ETJ. This new district will have no impact on the citizens of Taylor.

Motion was made by Councilmember Ariola to approve consent agenda item #4 as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously via roll call vote.

PUBLIC HEARINGS / ORDINANCES

7. **Hold Public Hearing and Introduce Ordinance 2021-03 changing the current zoning for a parcel of land, consisting of approximately 0.41 acres, addressed as 1902 Old Granger Rd., from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1).**

Tom Yantis, Development Services Director - The applicant is proposing to re-zone approximately 0.41 acres, 1902 Old Granger Road, for a future medical office. The current zoning of the property is Single-Family Residential Zoning District (R-1). The new owner is requesting a change of zoning to a commercial district (B-1) which does permit medical offices. The Planning and Zoning Commission unanimously recommended approval.

Mayor Rydell opened the public hearing at 6:11pm. With no one appearing, the public hearing was closed at 6:12pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2021-03

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 0.41 ACRES, ADDRESSED AS 1902 OLD GRANGER ROAD, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019559; AND LEGALLY DESCRIBED IN THIS ORDINANCE AS PART OF AND OUT OF J. PHARRASS SURVEY, ABSTRACT NO. 495, TAYLOR, WILLIAMSON COUNTY, TEXAS, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO LOCAL BUSINESS ZONING DISTRICT (B-1); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

First reading. No action taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. **Receive presentation regarding the Housing Stability Working Group.**

Pastor Jeff Ripple, Tiffany Price, and Debbie Hoffman of the Taylor Area Ministerial Alliance (TAMA) gave a presentation showing the findings and recommendations of a working group that met throughout 2020 to address the issue of homelessness and housing instability.

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

9. **Consider rental usage agreement for Dickey Givens Community Center.**

Jeff Jenkins, Deputy City Manager - presented and briefly went over a usage policy and a fee structure for the new Dickey-Givens Community Center. The Center is estimated to be ready to open in about 5 weeks. Staff to make some small revisions/additions and bring back to Council at a future date for consideration. No action taken.

Motion was made by Councilmember Garcia to table this item. Motion was seconded by Councilmember Drummond. Motion carried unanimously via roll call vote.

10. Approve Contract with Seapine Consulting for Diversity, Equity & Inclusion services.

Jeff Jenkins, Deputy City Manager – gave a presentation on the process of acquiring a consultant to assist with developing and implementing a Diversity, Equity, and Inclusion program. The City received one bidder, Seapine Consulting. Funding will come from fund balance until alternate funding or additional revenues are identified.

Motion was made by Mayor Pro-Tem Anderson to approve the selection of Seapine Consulting for Diversity, Equity and Inclusion services and authorize the City Manager to execute the agreement. Motion was seconded by Councilmember Ariola. Motion carried unanimously via roll call vote.

11. Consider approval of a Wastewater Cost Participation Development Agreement between the City and Townbridge Homes, LLC and Castlewood Developers, LLC regarding the oversizing of wastewater facilities in connection with the development of the Castlewood subdivision.

Tom Yantis, Development Services Director – requested approval of a wastewater oversizing development agreement between the City and the developer/owner of the Castlewood subdivision that would direct the Developer to oversize the wastewater line from a 12-inch line to an 18-inch line which will serve additional properties in the area.

Motion was made by Councilmember Drummond to authorize the City Manager to execute the agreement between Townbridge Homes and Castlewood Developers, accept the wastewater oversizing cost estimate of \$50,936.56 and determine the method used for reimbursement. Motion was seconded by Councilmember Ariola. Motion carried unanimously via roll call vote.

12. Receive first quarter financial update.

Jeff Wood, Finance Director – gave a presentation that presented a financial summary of the first quarter revenues for FY2021.

Motion was made by Councilmember Ariola to receive the first quarter financial update as presented and direct staff to develop an ordinance to meet the 90% compensation study numbers. Motion was seconded by Councilmember Drummond. Motion carried unanimously via roll call vote.

13. Consider approving Resolution R21-02, authorizing an application to the Economic Development Association (EDA) for Federal Assistance through the EDA Public Works and Economic Adjustment Assistance (PWEAA) Program.

Jeff Jenkins, Deputy City Manager – presented Resolution R21-02 to submit an application to the EDA-Public Works and Economic Adjustment Assistance Program for grant funding for economic development. Grant funding would go towards (RCR) sanitary sewer service west of Carlos G. Parker Blvd that will allow for future development along Hwy 79. The application will request approximately 20% funding (\$1.5 million) of the total project costs of \$7 million.

Motion was made by Councilmember Drummond to approve Resolution R21-02 as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously via roll call vote.

Mayor Rydell read the Executive Session items. City Council adjourned into executive session at 7:57p.m.

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

a. Project Spring

City Council reconvened into regular session at 9:03p.m.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 9:03p.m.

ATTEST:

Brandt Rydell, Mayor

Dianna Barker, City Clerk

City of Taylor
Special Called City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
January 22, 2021 at 9:00 a.m. via Video Conference

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

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

Others attending the Executive Session: Mark Schroeder, Assistant City Attorney
Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Tom Yantis, Assistant City Manager/Development Services Director
Kelly Kaatz, HDR Engineering
Jacob Walker, HDR Engineering
Mark Thomas, Taylor EDC
Jeff Wood, Finance Director

Mayor Brandt Rydell took a roll call, declared a quorum and called the meeting to order at 9:00a.m.

CITIZENS COMMUNICATION

No communications submitted.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

Mayor Rydell read the executive session item.

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

The City Council adjourned into executive session at 9:03a.m.

The City Council reconvened into regular session at 10:25a.m. No action was taken.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 10:25a.m.

ATTEST:

Brandt Rydell, Mayor

Special Called City Council Meeting Minutes

December 21, 2020

2

Jeff Jenkins, Deputy City Manager
Transcribed by Dianna Barker



City Council Meeting January 28, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 4

Agenda Title: Consider Resolution R21-03 calling an election on May 1, 2021 to elect one Council Member from District 2 and one Council Member from District 3.

Council Action to be taken: Adopt Resolution

Department Submitted: City Management

Staff Contact: Dianna Barker, City Clerk

1. PURPOSE/DESCRIPTION

The purpose of this resolution is to call for a general election to be held on May 1, 2021 to elect a councilmember from District 2 and a councilmember from District 3.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Pursuant to the provisions of Articles 701 and 704, Vernon's Annotated Texas statutes, as amended, the Texas Election Code, and the City Charter, the City of Taylor is authorized to call an election for the purpose of electing representatives of the City Council of the City of Taylor. The attached resolution calls that election and designates the polling places, appoints an Early Voting Clerk and Early Voting Ballot Board, and provides notice of said election.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Required by State law and City Charter	Required by State law and City Charter

4. RECOMMENDATION

Staff recommends adoption of the resolution has presented.

5. FUNDING SOURCE

Funding has been provided in the FY 2020/2021 budget in the amount of \$15,000.00.

6. TIMELINE

Election Code 3.005 states a city must order its general election not later than the 78th day before Election Day. For 2021, February 12th is the statutory last day for ordering an election.

7. OTHER OPTIONS (In order of preference)

No other options. City Charter requires a May election be called each year for Council Member seats.

8. ATTACHMENTS

4a. [Resolution R21-03](#)

4b. [Resolution R21-03 Spanish version](#)

RESOLUTION NO. R21-03

A RESOLUTION CALLING AN ELECTION TO BE HELD IN THE CITY OF TAYLOR, TEXAS, ON SATURDAY, MAY 1, 2021, FOR THE PURPOSE OF ELECTING TWO PERSONS AS MEMBERS OF THE CITY COUNCIL OF SAID CITY, ONE TO BE ELECTED FROM DISTRICT 2 AND ONE TO BE ELECTED FROM DISTRICT 3; DESIGNATING THE POLLING PLACES AT WHICH VOTING SHALL TAKE PLACE; APPOINTING AN EARLY VOTING CLERK AND AN EARLY VOTING BALLOT BOARD; PROVIDING FOR NOTICE OF SAID ELECTION.

WHEREAS, pursuant to the provisions of Articles 701 and 704, Vernon's Annotated Texas statutes, as amended, the Texas Election Code, the City Charter and other related statutes the City Council of the City of Taylor, Texas is authorized to call an election in order to submit to the voters of District 2 and District 3 for the purpose of electing two persons, one as the District 2 member and one as the District 3 member of the City Council of the City of Taylor; and

WHEREAS, it is hereby officially found and determined that the meeting at which this resolution is approved was open to the public and public notice of the time, place and purpose of the meeting was given, as required by Chapter 551, Government Code, as amended.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

1. An election is hereby ordered to be held in the City of Taylor, Texas, on Saturday, May 1, 2021, between the hours of 7:00 A.M. and 7:00 P.M., for the purpose of electing two persons as members of the City Council of the City of Taylor, one to be elected from District 2 and one to be elected from District 3. Person(s) filing as a candidate for such office(s) must be a resident of the election district for which the person files as a candidate. The person(s) elected shall be elected for a three (3) year term.
2. For the purpose of said election there shall be two election districts more particularly described as District 2 and District 3 as set out on the map marked Exhibit "A" attached and made a part hereof for all purposes as fully as though copied herein at this place at length. Eligible voters may vote in the election district in which they reside or at any vote center in Williamson County. The Contracting Officer for the Williamson County Elections Division, Christopher J. Davis, will designate the polling locations.
3. The Contracting Officer with the Williamson County Elections Division shall be responsible for the official ballots for said election to be prepared and printed in conformity with the Texas Election Code, adopted by the Legislature.
4. Early voting in the election by personal appearance shall be conducted at the times, dates and polling places as provided for by Williamson County attached hereto as Exhibit "B" and such

exhibit is incorporated herein by reference for all purposes. Exhibit "B" may be revised as necessary to conform to the final early voting polling locations and times established by Williamson County. The Williamson County Elections Administrator, Christopher J. Davis, is the Early Voting Clerk. Application for ballots by mail for Williamson County voters should be sent to Williamson County Early Voting Clerk, PO Box 209, Georgetown, Texas 78627.

Early voting shall be conducted from April 19, 2021 through April 27, 2021.

5. The Contracting Officer shall obtain and appoint the required Election Judge, Alternate Judge, Clerks, and members of the Early Voting Ballot Board.
6. All resident, qualified electors of District 2 and District 3, shall be entitled to vote at the election.
7. The City Clerk of the City of Taylor shall give notice of election in the manner required by the Charter of the City of Taylor and the Texas Election Code and shall further give notice by posting a copy of this resolution on the bulletin board in the City Hall in Taylor, Texas, at least twenty (20) days before the election date.

PASSED and APPROVED by the City Council of the City of Taylor this the 28th day of January, 2021.

Brandt Rydell, Mayor
Taylor City Council

ATTEST:

Dianna Barker, City Clerk

EXHIBIT “A” Map

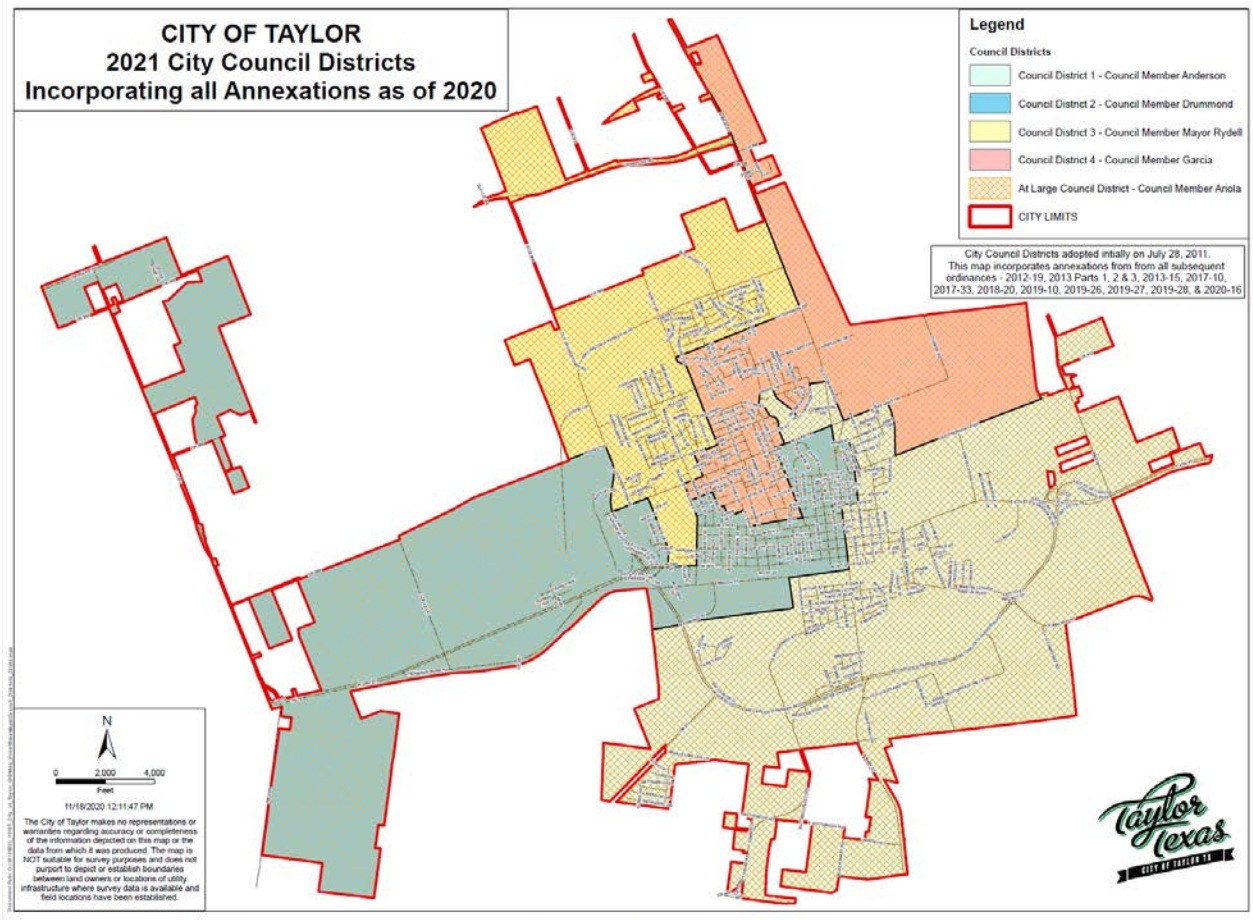


EXHIBIT “B”

EARLY VOTING

POLLING PLACE LOCATION, DATES AND TIMES

<u>Location</u>	<u>Dates</u>	<u>Time</u>
Taylor City Hall	Monday, April 19 th	8:00AM – 6:00PM
	Tuesday, April 20 th	8:00AM – 6:00PM
	Wednesday, April 21 st	8:00AM – 6:00PM
	Thursday, April 22 nd	8:00AM – 6:00PM
	Friday, April 23 rd	8:00AM – 6:00PM
	Monday, April 26 th	8:00AM – 6:00PM
	Tuesday, April 27 th	8:00AM – 6:00PM

ELECTION DAY VOTING

May 1, 2021

7:00 A.M. until 7:00 P.M.

District 2 - Taylor City Hall, 400 Porter St., Taylor, Texas

District 3 – Taylor Main Street Events Center, 3101 N. Main Street, Taylor, Texas

RESOLUCIÓN N.º R21-03

UNA RESOLUCIÓN PARA CONVOCAR A ELECCIONES EN LA CIUDAD DE TAYLOR, TEXAS, EL SÁBADO 1.º DE MAYO DE 2021 CON EL PROPÓSITO DE ELEGIR A DOS PERSONAS COMO MIEMBROS DEL CONSEJO DE LA CIUDAD DE DICHA CIUDAD, UNA DE ELLAS SERÁ ELEGIDA EN EL DISTRITO 2 Y LA OTRA SERÁ ELEGIDA EN EL DISTRITO 3; PARA DESIGNAR LOS LUGARES DE VOTACIÓN EN LOS QUE SE REALIZARÁ LA VOTACIÓN; PARA NOMBRAR A UN SECRETARIO PARA LA VOTACIÓN ANTICIPADA Y A UNA JUNTA DE BOLETAS PARA LA VOTACIÓN ANTICIPADA; PARA DISPONER DE UN AVISO SOBRE DICHAS ELECCIONES.

CONSIDERANDO QUE, en conformidad con los artículos 701 y 704, de los Estatutos de Texas Comentados de Vernon, y sus enmiendas, el Código Electoral de Texas, y la Constitución de la Ciudad, y otros estatutos relacionados, el Consejo de la Ciudad de la Ciudad de Taylor, Texas, está autorizado para convocar a elecciones para presentar a los electores del Distrito 2 y del Distrito 3 con el propósito de elegir a dos personas, una como miembro del Distrito 2 y otra como miembro del Distrito 3 del Consejo de la Ciudad de la Ciudad de Taylor; y

CONSIDERANDO QUE, por la presente se considera y determina oficialmente que la asamblea en la que esta resolución se aprobó fue abierta al público y que se otorgó una notificación publica sobre la hora, lugar y propósito de la misma, tal y como lo requiere el Capítulo 551 del Código de Gobierno, y sus enmiendas.

POR CONSIGUIENTE, EL CONSEJO DE LA CIUDAD DE LA CIUDAD DE TAYLOR, TEXAS RESUELVE;

1. Por la presente se ordena realizar una elección en la Ciudad de Taylor, Texas el sábado 1.º de mayo de 2021, entre las 7:00 a. m. y 7:00 p.m., con el propósito de elegir a dos personas como miembros del Consejo de la Ciudad de la Ciudad de Taylor, una que será elegida del Distrito 2 y otra que será elegida del Distrito 3. La(s) persona(s) que solicite(n) la candidatura para dichos puesto debe(n) ser residente(s) del distrito electoral para el cual la(s) persona(s) presente(n) su candidatura. La(s) persona(s) elegida(s) será(n) electa(s) para un periodo de tres (3) años.
2. Para el propósito de dicha elección habrá dos distritos electorales más particularmente descritos como Distrito 2 y Distrito 3, como se establece en el mapa marcado como Anexo "A" adjunto y que es parte de la presente para todo propósito tal y como se copia en la misma en detalle. Los electores elegibles pueden votar en el distrito electoral en el que residan o en cualquier centro de votaciones del Condado de Williamson. El Funcionario Contratista para la División de Elecciones del Condado de Williamson, Christopher J. Davis, designará los lugares para votación.

3. El Funcionario Contratista para la División de Elecciones del Condado de Williamson será responsable de que las boletas electorales oficiales para dicha elección se preparen e impriman en conformidad con el Código Electoral de Texas, adoptado por la Legislatura.
4. La votación anticipada en la elección en persona se realizará en las horas, fechas y ubicaciones de votación indicados por el Condado de Williamson, adjuntos a la presente como Anexo “B” y dicho documento se incorpora en la presente para referencia para cualquier y todos los propósitos. El Condado de Williamson puede enmendar el Anexo “B” conforme sea necesario para ajustarse a las ubicaciones y horas finales de la votación anticipada. El Administrador de Elecciones del Condado de Williamson, Christopher J. Davis, es el Secretario de Votación Anticipada. Las solicitudes de boletas por correo para los electores del Condado de Williamson deben enviarse a Williamson County Early Voting Clerk, PO Box 209, Georgetown, Texas 78627.
La votación anticipada se realizará del 19 de abril de 2021 al 27 de abril de 2021.
5. El Funcionario Contratista obtendrá y designará al Juez Electoral, Juez Alterno, Secretarios y miembros del Consejo de Boletas para Votación Anticipada, necesarios.
6. Todos los residentes, electores calificados del Distrito 2 y del Distrito 3 tendrán el derecho de votar en la elección.
7. El Secretario de la Ciudad de la Ciudad de Taylor dará la notificación de la elección de la forma requerida por la Constitución de la Ciudad de Taylor y del Código Electoral de Texas y dará dicha notificación publicando una copia de esta resolución en el tablero de anuncios en el Ayuntamiento de Taylor, Texas, por lo menos veinte (20) días antes de la fecha de la elección.

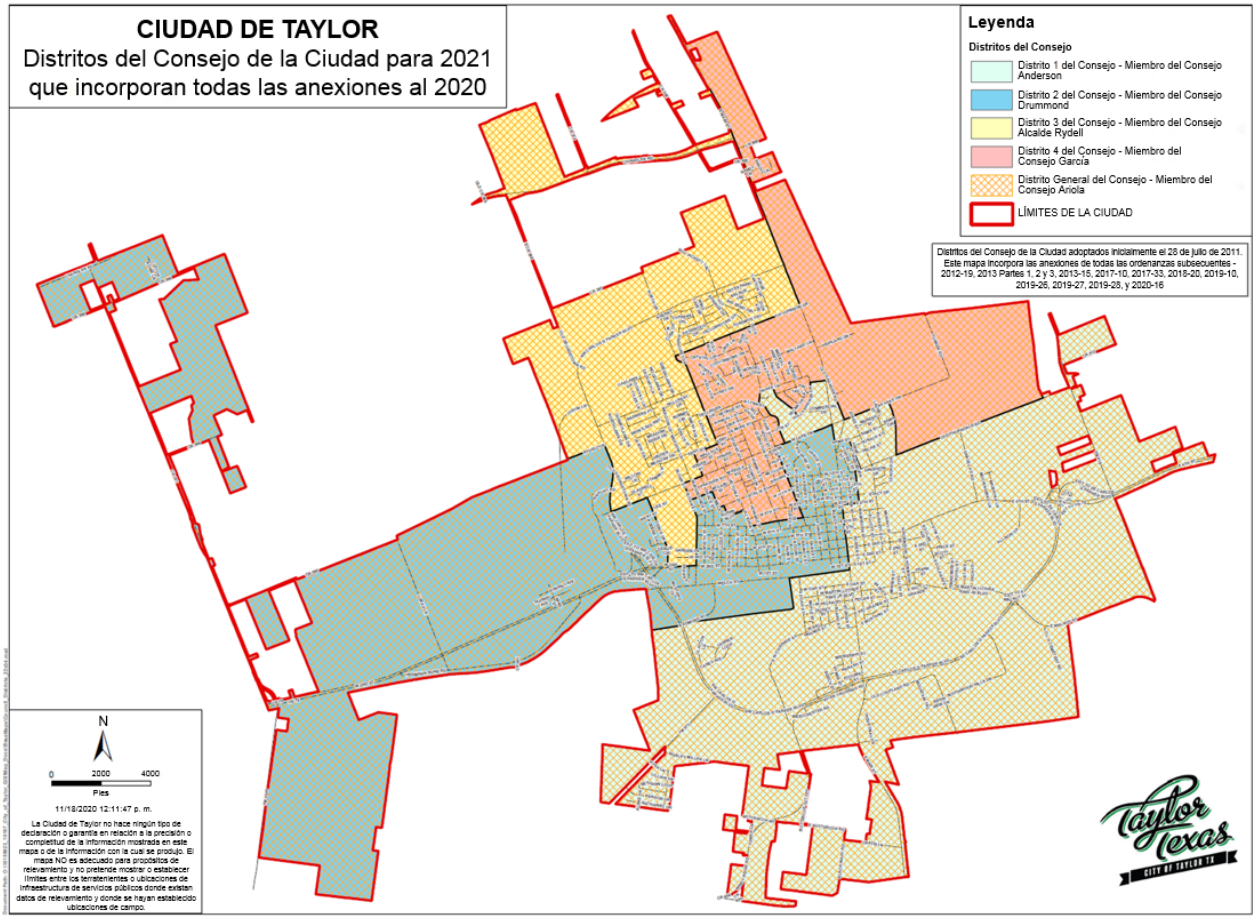
APROBADA por el Consejo de la Ciudad de la Ciudad de Taylor este día 28 de enero de 2021.

Brandt Rydell, Alcalde
Consejo de la Ciudad de Taylor

DOY FE:

Dianna Barker, Secretaria de la Ciudad

ANEXO “A” Mapa



ANEXO “B”

VOTACIÓN ANTICIPADA

UBICACIÓN, FECHAS Y HORARIOS DE VOTACIÓN

<u>Ubicación</u>	<u>Fechas</u>	<u>Hora</u>
Ayuntamiento de Taylor	Lunes 19 de abril	8:00 a. m. a 6:00 p. m.
	Martes 20 de abril	8:00 a. m. a 6:00 p. m.
	Miércoles 21 de abril	8:00 a. m. a 6:00 p. m.
	Jueves 22 de abril	8:00 a. m. a 6:00 p. m.
	Viernes 23 de abril	8:00 a. m. a 6:00 p. m.
	Lunes 26 de abril	8:00 a. m. a 6:00 p. m.
	Martes 27 de abril	8:00 a. m. a 6:00 p. m.

VOTACIÓN EN EL DÍA DE LAS ELECCIONES

1 de mayo de 2021

7:00 a. m. a 7:00 p. m.

Distrito 2: Ayuntamiento de Taylor, 400 Porter St., Taylor, Texas

Distrito 3: Centro de Eventos Taylor Main Street, 3101 N. Main Street, Taylor, Texas



City Council Meeting

January 28, 2021

Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #:

5

Agenda Title:

Consider Ordinance 2021-03 changing the current zoning for a parcel of land, consisting of approximately 0.41 acres, addressed as 1902 Old Granger Rd., from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1).

Council Action to be taken: Consider Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, AICP/Director of Development Services and Assistant City Manager

1. PURPOSE/DESCRIPTION

The applicant is proposing to re-zone the subject property for a future medical office. The subject property is approximately 0.41 acres, addressed as 1902 Old Granger Rd. The current zoning of the subject property is Single-Family Residential Zoning District (R-1) which does not permit the desired land use. Consequently, the new owner would need to request a change of zoning to a commercial district which does permit medical offices, by-right. The applicant is requesting a zoning change from R-1 to B-1.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

A desire to create opportunities for local businesses in the City of Taylor was a prominent theme during stakeholder meeting during the preparation of the Comprehensive Plan. *Goals, Objectives, and Actions* were established to document the overarching need for economic development and develop ways to promote it. In reviewing the actions that will meet the objectives and goals in the Comprehensive Plan, the requested rezoning to B-1 will provide an appropriate location for a local business to start and prosper. Old Granger Road is adjacent to Main St., an arterial which is the appropriately classified roadway to service commercial development. This location has adequate public facilities such as water and wastewater also. Infill development promotes the efficient use of existing infrastructure rather than stresses our resources by permitting development on the fringe.

Currently, the Future Land Use Plan Map (FLUP) designation for the subject property is Multi-Family; however, the adjacent Main Street Corridor is designated for Commercial Land Uses. As discussed in previous reports the FLUP Map is not a Zoning Map and conceptual. The lines are not etched in stone. The FLUP is meant to be more fluid and subject to change as it is an integral part of a living document. Consequently, the request is consistent with intent of the Comprehensive Plan.

On December 8, 2020, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission recommended approval of the request to rezone the subject property from R-1 to B-1 for approximately 0.41 acres at 1902 Old Granger Rd.

2. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Will promote economic development • Adjacent to an arterial • Utilities are available (infill) • Increase in tax revenue	•

4. RECOMMENDATION

On December 8, 2020, the Planning and Zoning Commission held a public hearing and unanimously recommended approval.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation - December 8, 2020
P&Z unanimously recommended approval
City Council public hearing and ordinance introduction – January 14, 2021
City Council introduced the ordinance
City Council consideration of ordinance approval – January 28, 2021

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 5a. [Staff Report](#)
- 5b. [Existing Zoning Map](#)
- 5c. [Proposed Zoning Map](#)
- 5d. [FLUP Map](#)
- 5e. [Draft Ordinance 2021-03](#)
- 5f. [Ordinance Exhibit “A”](#)
- 5g. [Ordinance Exhibit “B”](#)
- 5h. [Power Point](#)

PZ-2020-1267
Staff Report
1902 Old Granger Road

Requested Action: Zoning Map Amendment to the official zoning map to rezone approximately 0.41 acres from Single-Family Zoning District (R-1) to Local Business Zoning District (B-1)

Applicant: Rick Northcutt and Candy Buzan/RCT Holdings, LLC

Subject Property: Approximately 0.41 acres, addressed as 1902 Old Granger Road, more particularly described by Williamson Central Appraisal District Parcel R019559; part of and out of J. Pharrass Survey, Abstract No. 495, Taylor, Williamson County, Texas.

Parcel Information

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

Current Use: Vacant single-family home

Proposed Zoning: Local Business (B-1)

Future Land Use Plan: Multi-Family

Adjacent Parcel Information

North: Single-family residential use, R-1 Zoning District

South: Vacant, R-1 Zoning District

East: Multi-family use, MF-1 Zoning District

West: Old Granger Road ROW next to B-2 Zoning District

Purpose:

The applicants are proposing to rezone the subject property, which is a vacant home they recently purchased, for future commercial development. Ultimately, the desired use is a medical office. Currently, the subject is zoned R-1, which does not permit medical office uses by-right. For the proposed medical office project to move forward a rezoning to the B-1 Zoning District designation would be necessary as medical office uses are permitted by-right.

Staff Analysis:

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

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

Land Use Goal: A variety of safe, attractive, accessible, high quality residential, commercial, industrial, and recreational land to meet the needs of Taylor's current and

future population while preserving the historical structures and small town atmosphere of the City.

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

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

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

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

In General

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

Retail/Office

- *Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.*
- *Retail development should be clustered throughout the City and convenient to residential areas.*
- *Buffers should separate retail/office uses and residential areas.*
- *Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping that encourage pedestrian access.*
- *Low-intensity office and professional uses should provide a transition between more intense uses and residential areas.*

Commercial

- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.*
- *Commercial development should be concentrated in nodes at intersections and along major arterials and collectors that are designed and constructed to accommodate heavy traffic.*

- *Landscaping should be included in all commercial development for screening as well as to provide visual continuity and compatibility with adjacent uses while encouraging pedestrian access or use.*

The Future Land Use Plan map identifies the subject property as an area for Multi-Family residential; however, to the west the properties are designated Commercial. The graphic representation on the map is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community. The FLUP is not a rigid, parcel-specific mandate for how land shall be developed. When proposed development differs somewhat from the generalized land use pattern depicted for an area, it is the responsibility of the Planning and Zoning Commission, supported by City staff, to determine whether the development will otherwise be in keeping with the goals and objectives of the City's Comprehensive Plan, as well as the Land Use Policies. The requested B-1 Zoning District is appropriate between the commercial land uses along N. Main and multi-family land use to the east.

Staff Recommendation

Staff recommends approval of the requested rezoning.

Remodeling the existing home for a medical office is an infill development project located in an area with substantial commercial development, and the site has good access and adequate infrastructure. Infill development meets one of the primary tenets of economic development and planning best practices by encouraging development where there is existing infrastructure. As a City it is crucial to capitalize on our existing resources. Additionally, this proposed rezoning is consistent with the overall intent of the Future Land Use Plan as mentioned above.

Planning and Zoning Commission Recommendation

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

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

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

This request for re-zoning is consistent with the Comprehensive Plan. As mentioned previously in the staff analysis, this rezoning request promotes infill development, efficient use of existing infrastructure and economic development, which are objectives in the Comprehensive Plan. Rezoning the subject property to B-1 to accommodate commercial development would be consistent with **Action L3.6:** *Guide new commercial development to clusters (shown on the Future land*

Use Plan instead of scattered and/or “strip” development). Additionally, rezoning the subject property to a commercial zoning district accomplishes **Action L3.9: Review and monitor zoning and other development ordinances to achieve appropriate regulations and district designations to keep commercial areas viable, encourage redevelopment, and ensure quality new development.** These actions meet the objective to provide viable locations for businesses in Taylor.

The rezoning would further the goals in the Comprehensive Plan and is in line with best practices and policies mentioned previously in this report.

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

This proposed rezoning is compatible with the surrounding area there are businesses along N. Main to the west and houses that are transitioning from residential to commercial to the north. To the south, there is a vacant residential lot with multi-family beyond it. To the east is multi-family. A medical office or other local business land uses permitted in the B-1 Zoning District would provide a buffer between the business on N. Main and the surrounding multi-family.

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

The purpose of the Planning Principles and Policy Guides and the Code is to promote the health, safety and general welfare by promoting safe, orderly and economical sustainable development. The purpose of the Planning Principles and Policy Guide and the Code will be met as the proposed development will comply with all ordinances ensuring that concerns with regard to public health, safety and general welfare are addressed. For example, any use that is not residential is required to screen when adjacent to residential land uses and zoning districts. There are other regulations in our Code such as Performance Standards to minimize any adverse effects on adjacent properties. Additionally, as mentioned previously, this is infill development and promotes sustainable economic development.

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

There is adequate infrastructure for this proposed project as this area is already developed and this is an infill project.

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

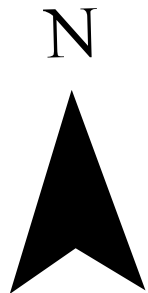
One of the properties to the north has been rezoned to B-1 and another is an office as the area is transitioning from residential to commercial land uses. The area is ripe for rezoning so the subject property can transition to a commercial use to accommodate the growth we are experiencing in Taylor.

Attachments:

1. Current Zoning Map
2. Proposed Zoning Map
3. Future Land Use Plan Map
4. Proposed Ordinance
5. Survey



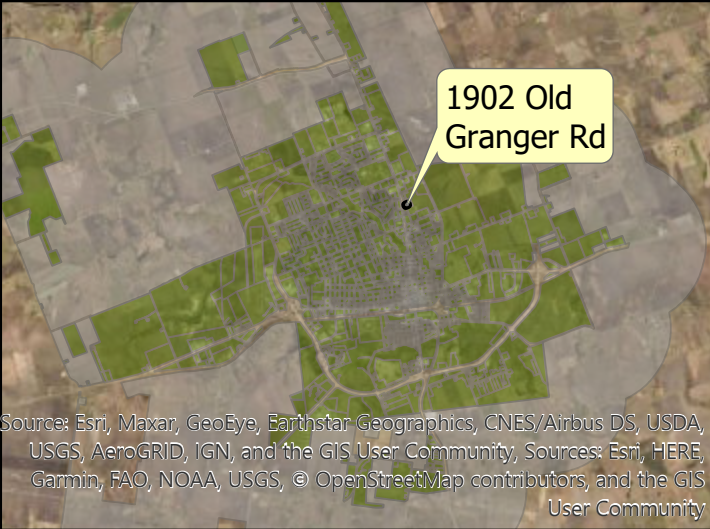
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



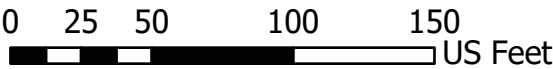
PZ-2020-1267
1902 Old Granger Rd
Current Zoning

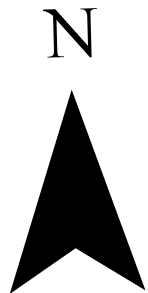
Legend

- Streets
- ▭ Current R-1 Zoning
- ZONING**
- B-1
- B-2
- MF-1 Multi- Family
- MF-2 Multi-Family
- R-1 Single Family



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



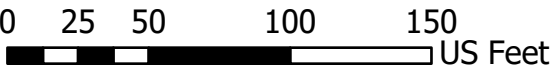
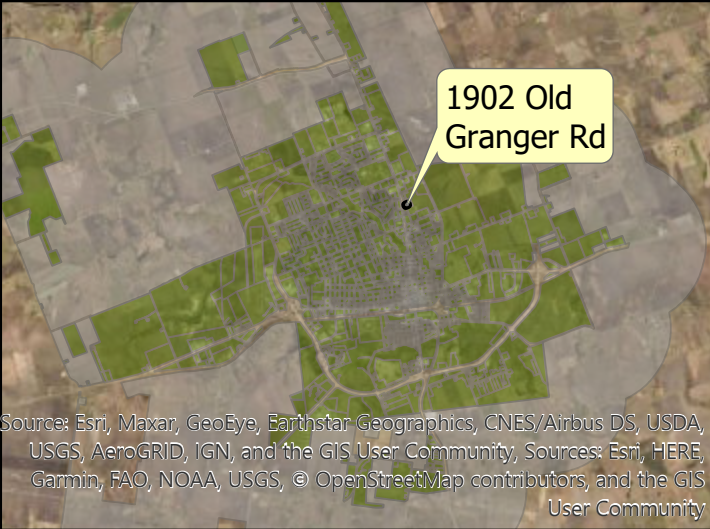


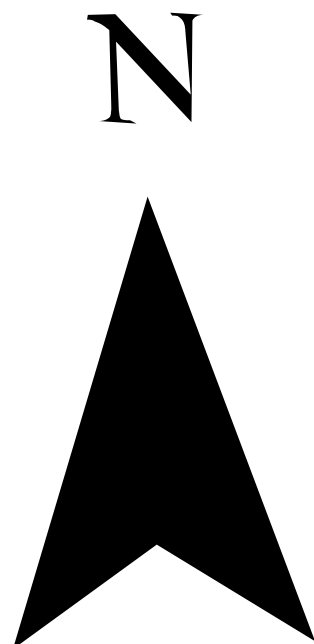
PZ-2020-1267

**1902 Old Granger Rd
Proposed Zoning**

Legend

- Streets
- ▬ Proposed B-1 Zoning
- ZONING**
- B-1
- B-2
- MF-1 Multi- Family
- MF-2 Multi-Family
- R-1 Single Family



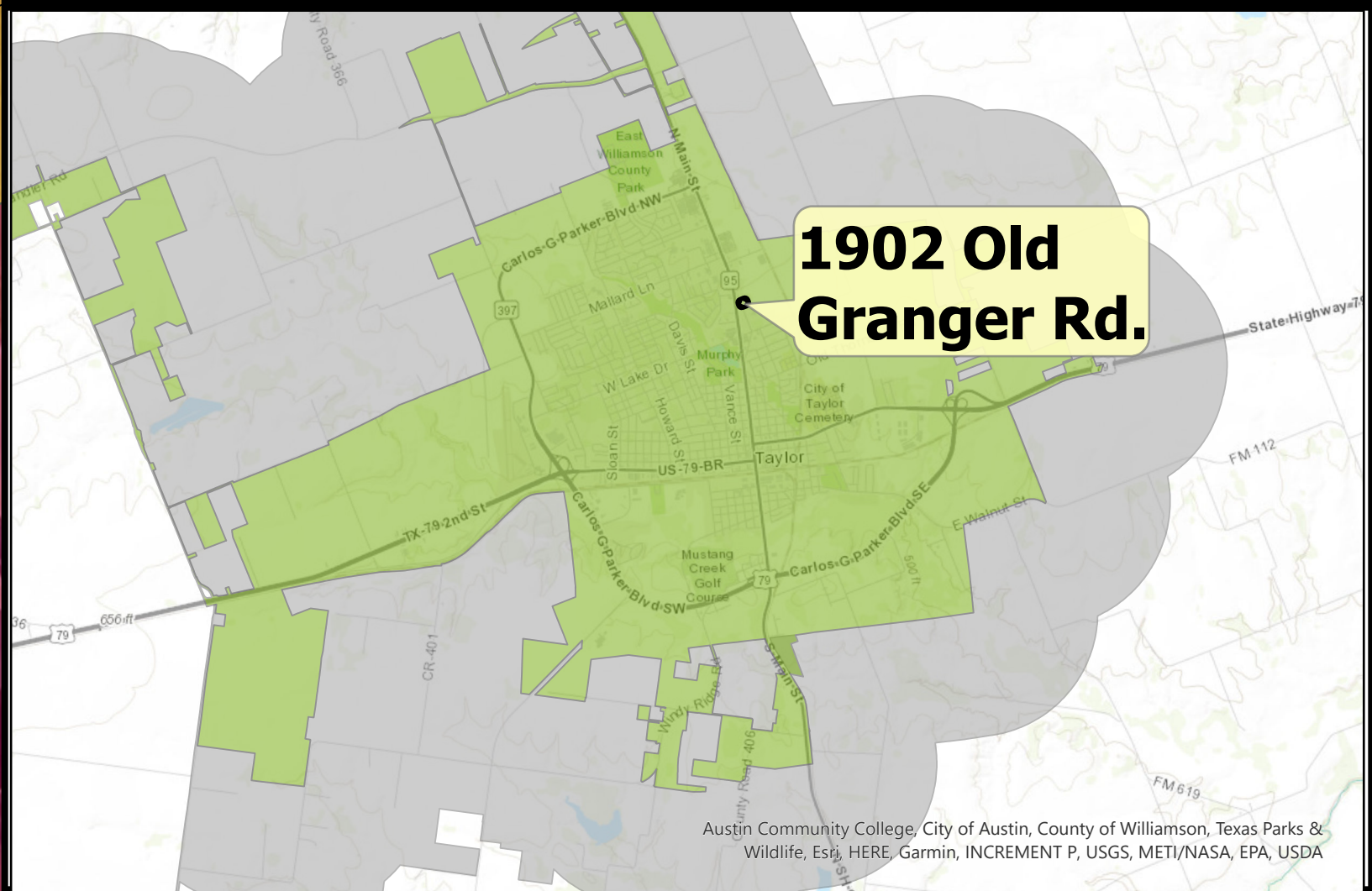


PZ-2020-1267

Future Land Use Map

Legend

- Streets
- ▭ Subject Property
- Parcels
- 2013 Future Land Use
- COMMERCIAL
- MULTI FAMILY



0 2 4 8 Miles

ORDINANCE NO. 2021-03

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 0.41 ACRES, ADDRESSED AS 1902 OLD GRANGER ROAD, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019559; AND LEGALLY DESCRIBED IN THIS ORDINANCE AS PART OF AND OUT OF J. PHARRASS SURVEY, ABSTRACT NO. 495, TAYLOR, WILLIAMSON COUNTY, TEXAS, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO LOCAL BUSINESS ZONING DISTRICT (B-1); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 14, 2021, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on December 8, 2020, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

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

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The zoning district of the Property is changed from Single-Family Residential Zoning District (R-1) to Local Business Zoning District (B-1) as shown in Exhibit “B” attached hereto and incorporated herein for all purposes.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single-Family Residential District (R-1) to Local Business Zoning District (B-1).

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 2021-03 was introduced before the Taylor City Council on the _____ day of January, 2021.

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

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2021-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2021, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2021.

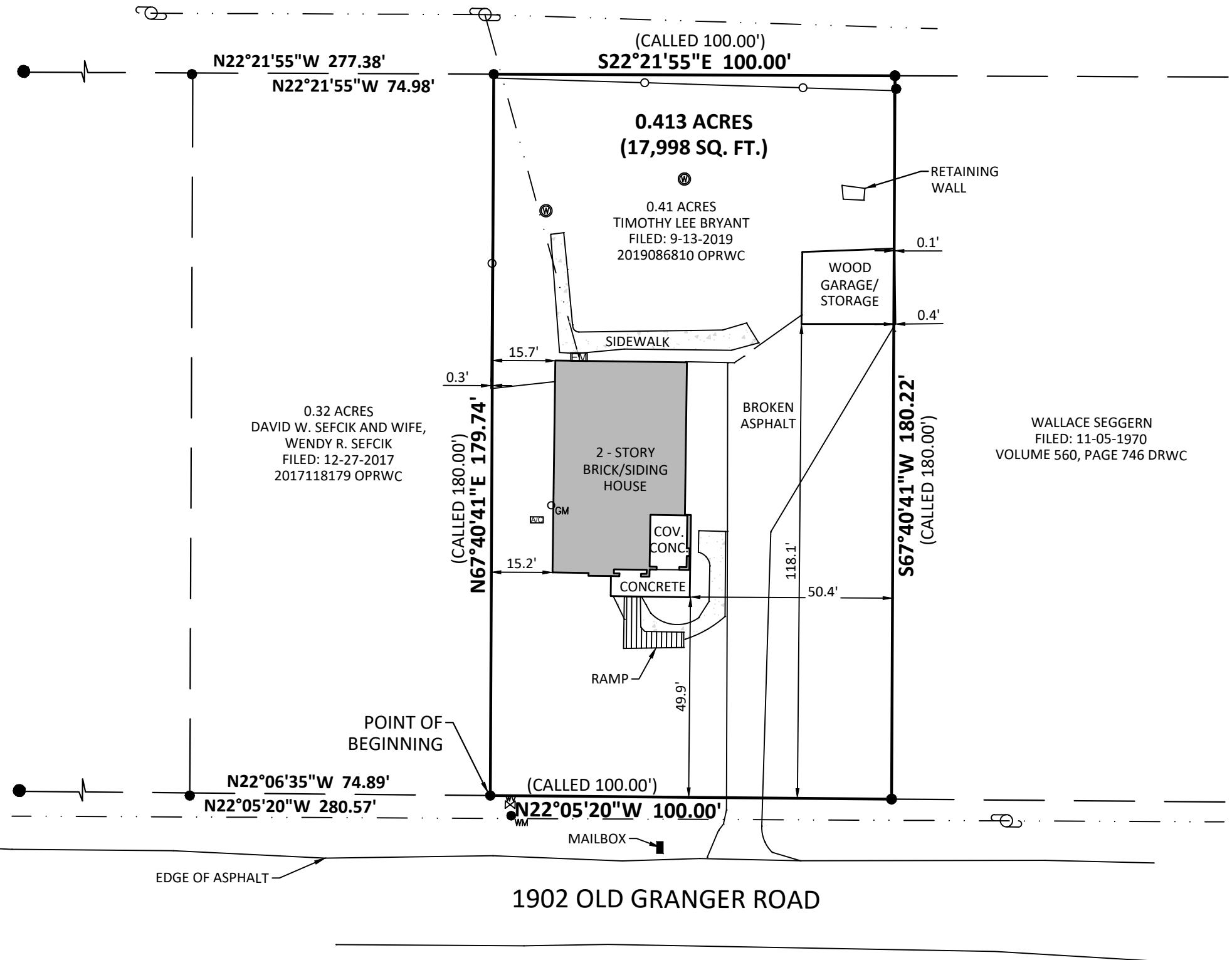
Dianna Barker
City Clerk

EXHIBIT A
(legal description)

DRAFT

BEING A 0.413 ACRE (17,998 SQUARE FOOT) TRACT OF LAND OUT OF THE JOHN PHARRASS SURVEY, ABSTRACT NO. 495, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 0.413 ACRE TRACT BEING ALL OF A CALLED 0.41 ACRE TRACT AS CONVEYED IN AN EXECUTOR'S DEED FROM TIMOTHY LEE BRYANT, INDEPENDENT EXECUTOR OF THE ESTATE OF LILLIAN S. BUZAN, DECEASED TO TIMOTHY LEE BRYANT, FILED SEPTEMBER 13, 2019 AS RECORDED IN DOCUMENT NO. 2019086810 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

GRACE PLACE
CABINET G, SLIDE 319 PRWC



- LEGEND**
- 1/2 INCH IRON ROD FOUND
 - 1/2 INCH IRON ROD SET
 - AIR CONDITIONER
 - ELECTRIC METER
 - GAS METER
 - POWER POLE
 - WATER METER
 - WATER VALVE
 - OLD WELL
 - CHAIN LINK FENCE
 - OVERHEAD ELECTRIC

- ABBREVIATIONS**
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

TO: LONGHORN TITLE COMPANY
RE: RCT HOLDINGS, LLC

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **JUNE 16, 2020**, 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.

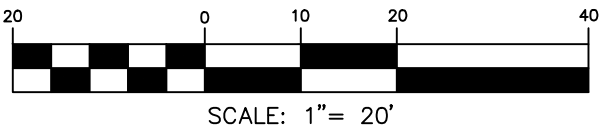
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0533F**, **EFFECTIVE DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONE "X"**, WHICH IN THIS CASE **IS NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362



NOTES:

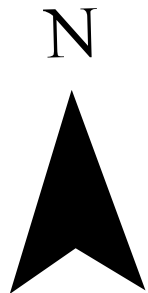
- THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **LONGHORN TITLE COMPANY**, G.F. NO. **20059456**. EFFECTIVE DATE: **MAY 11, 2020**. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
- 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 2019086810 OPRWC.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.



 26 WOODLAND LANE, ROUND ROCK, TEXAS 78664 TEL: (512) 360-0012 TBPELS REGISTRATION #10194591	LAND TITLE SURVEY 1902 OLD GRANGER ROAD TAYLOR, TEXAS 76574	DRAWN BY: CJH	DATE: 06/16/2020
		JOB NO.: 4001.007	SCALE: 1" = 20'
			SHEET 1 OF 1



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

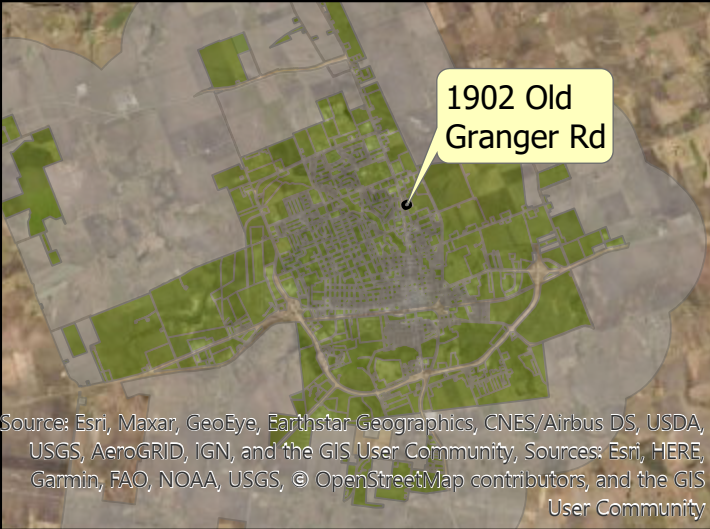


PZ-2020-1267

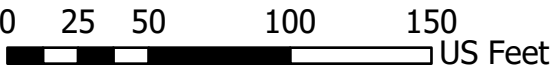
**1902 Old Granger Rd
Proposed Zoning**

Legend

- Streets
- ▬ Proposed B-1 Zoning
- ZONING**
- B-1
- B-2
- MF-1 Multi- Family
- MF-2 Multi-Family
- R-1 Single Family



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





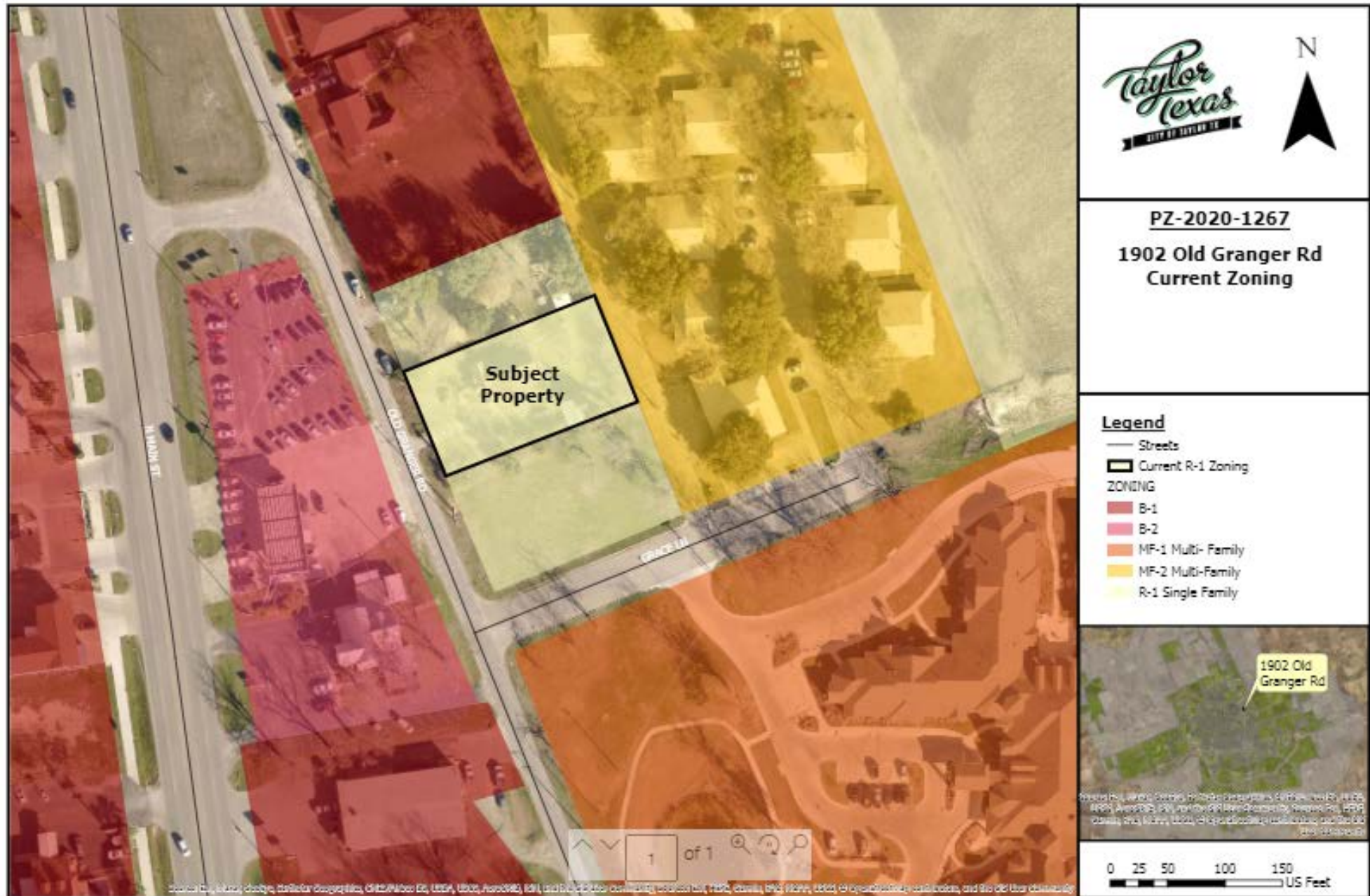
City of Taylor City Council

January 28, 2021

PZ-2019-1267

1902 Old Granger Road
Rezoning From R-1 To B-1

Current Zoning



Proposed Zoning



FLUP Map



P&Z Recommendation

The Planning and Zoning Commission unanimously recommended approval of the rezoning



City Council Meeting

January 28, 2021

Transmittal Letter

Agenda Item #:

6

Agenda Title:

Hold public hearing and introduce Ordinance 2021-04 changing the current zoning for a parcel of land, consisting of approximately 11.75 acres, addressed as 4030 and 4050 N. Main St., from Single-Family Residential Zoning District (R-1) to General Business Zoning District (B-2).

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

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

Department Submitted: Development Services

Staff Contact: Tom Yantis, AICP
Assistant City Manager

1. PURPOSE/DESCRIPTION

The applicant is proposing to re-zone the subject property for future commercial development. The subject property is approximately 11.75 acres, addressed at 4030 and 4050 N. Main St. The current zoning of the subject property is Single-Family Residential Zoning District (R-1) which does not permit commercial land uses. Consequently, a new owner would need to request a change of zoning to a commercial district which does permit commercial development and land uses. The applicant is requesting a zoning change from Single-Family Residential Zoning District (R-1) to General Business Zoning District (B-2).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Using the Comprehensive Plan as guide, a desire for creating opportunities for economic development in the City of Taylor were a common theme. In the Comprehensive Plan, a section called *Goals, Objectives and Actions* were developed. In reviewing the actions that will meet the objectives and goals to promote the Comprehensive Plan, the requested re-zoning to B-2 will ensure appropriate development and land use along with Main Street Corridor, which is a Major Arterial according to the Thoroughfare Plan. The change of zoning to the B-2 Zoning District will provide a viable location for commercial development and further economic development.

Currently, the Future Land Use Plan Map (FLUP) designation for the subject property is Commercial. The request to change 11.77 acres of the subject properties to B-2 is consistent with the FLUP.

On January 12, 2021, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission recommended approval of the request to rezone the subject property from R-1 to B-2 for approximately 11.77 acres.

2. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Will encourage commercial development along an appropriate traffic corridor • Is currently near existing commercial and industrial development • Increase in tax base	•

4. RECOMMENDATION

On January 12, 2021 the Planning and Zoning Commission held a public hearing and unanimously recommended approval.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – January 12, 2021

P&Z unanimously recommended approval

City Council public hearing and ordinance introduction – January 28, 2021

City Council consideration of ordinance approval – February 11, 2021

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 6a. [Staff Report](#)
- 6b. [Existing Zoning Map](#)
- 6c. [Proposed Zoning Map](#)
- 6d. [Future Land Use Plan Map](#)
- 6e. [Ordinance 2021-04](#)
- 6f. [Ordinance Exhibit “A”, Survey](#)
- 6g. [Ordinance Exhibit “B”](#)
- 6h. [Power Point presentation](#)

**City of Taylor
PZ-2020-1271
Zoning Map Amendment
Staff Report**

Requested Action: Zoning Map Amendment to the official zoning map to rezone approximately 11.75 acres of Single-Family Residential Zoning District (R-1) to General Business Zoning District (B-2).

Applicant: Julie Downs on behalf of the property owner

Subject Property: Is approximately 11.75 acres, currently addressed as 4030 and 4050 North Main Street, more particularly described by Williamson Central Appraisal District Parcels R362217 and R462592; Thaler Addition, Lot One (North part and South part), Block One, Taylor, Williamson County, Texas.

Parcel Information

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

Current Use: Agricultural (Hay Production)

Proposed Zoning: General Business Zoning District (B-2)

Future Land Use Plan: Commercial

Adjacent Parcel Information

Direction	Land Use	Zoning
North	Vacant land with telecommunications tower	Light Industrial Zoning District (M-1)
South	Single-Family Home	Single-Family Residential District (R-1)
East	Union Pacific Railroad and Agricultural Land	N/A (ETJ)
West	North Main Street Right-of-Way/State Highway 95 and Vacant land	Local Business Zoning District (B-1)

Purpose:

The applicant is proposing to rezone the subject properties from Single-Family Residential (R-1) to General Business (B-2). The owner of the subject property intends to sell the properties. Rezoning may make the property more marketable.

Staff Analysis:

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

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

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

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

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

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

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

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

The Future Land Use Plan map identifies the subject property as an area for Commercial land uses. The graphic representation on the map is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community. It is meant to guide us with regard to general land use patterns rather than a rigid, parcel-specific mandate for how land shall be developed. The land use narrative associated with the land use classification on the FLUP is consistent with development proposed by the applicant.

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

In General

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Potential negative land use impacts (noise, odor, pollution, excessive light, traffic, etc.) should be considered and minimized.*
- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*
- *Parking, both on and off street, should be located to provide accessibility in safe and attractive ways.*

Commercial

- *Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.*

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

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

Staff Recommendation

Staff recommends approval of the requested re-zoning as the request is consistent with the Comprehensive Plan and the Future Land Use Plan.

Planning and Zoning Commission Recommendation

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

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

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

The staff analysis indicates this request to re-zone two parcels of land, consisting of 11.77 acres, to R-1 from B-2 is consistent with the Comprehensive Plan. As stated above in the analysis, the request to rezone the subject properties does promote **Objective 3; Action L3.5** (appropriate commercial activity along corridors with adequate infrastructure and accessibility), **Action L3.6** (guide new commercial development to clusters), and **Action L3.9** (review and monitor zoning and other development ordinances to achieve appropriate regulations). The applicant is not choosing to start a business in this location, but re-zoning the property will allow for commercial development to occur in the future.

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

The staff analysis maintains that this proposed rezoning is compatible with the surrounding area. Although the adjacent zoning varies from residential to industrial, the Future Land Use Plan indicates that this area will be a commercial corridor as more development occurs over time.

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

The regulations adopted by the City of Taylor promote the public health, safety and welfare.

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

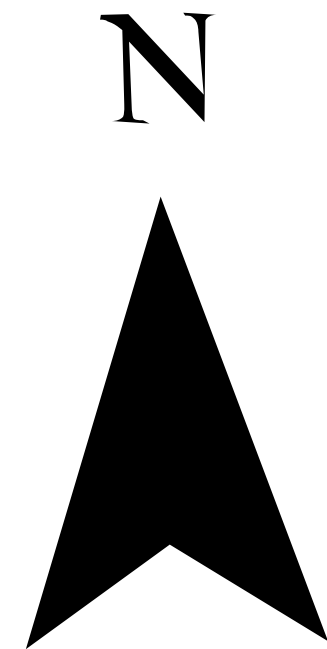
Infrastructure is available to serve development if the zoning designation were to be changed. The cost of any improvements will be borne by the developer.

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

When referencing the Future Land Use Plan and the current zoning trends along the North Main Street (State Highway 95) corridor, it is evident that a commercial designation would be appropriate and necessary in this area. According to the City of Taylor's Thoroughfare Plan, Main Street is a major arterial road, which is a designation that is ideal for commercial development. Additionally, the Union Pacific railroad is adjacent to this property and having a commercial development would be more ideal as opposed to residential development, the current zoning designation.

Attachments:

1. Location Map
2. Future Land Use Plan Map
3. Proposed Zoning Map



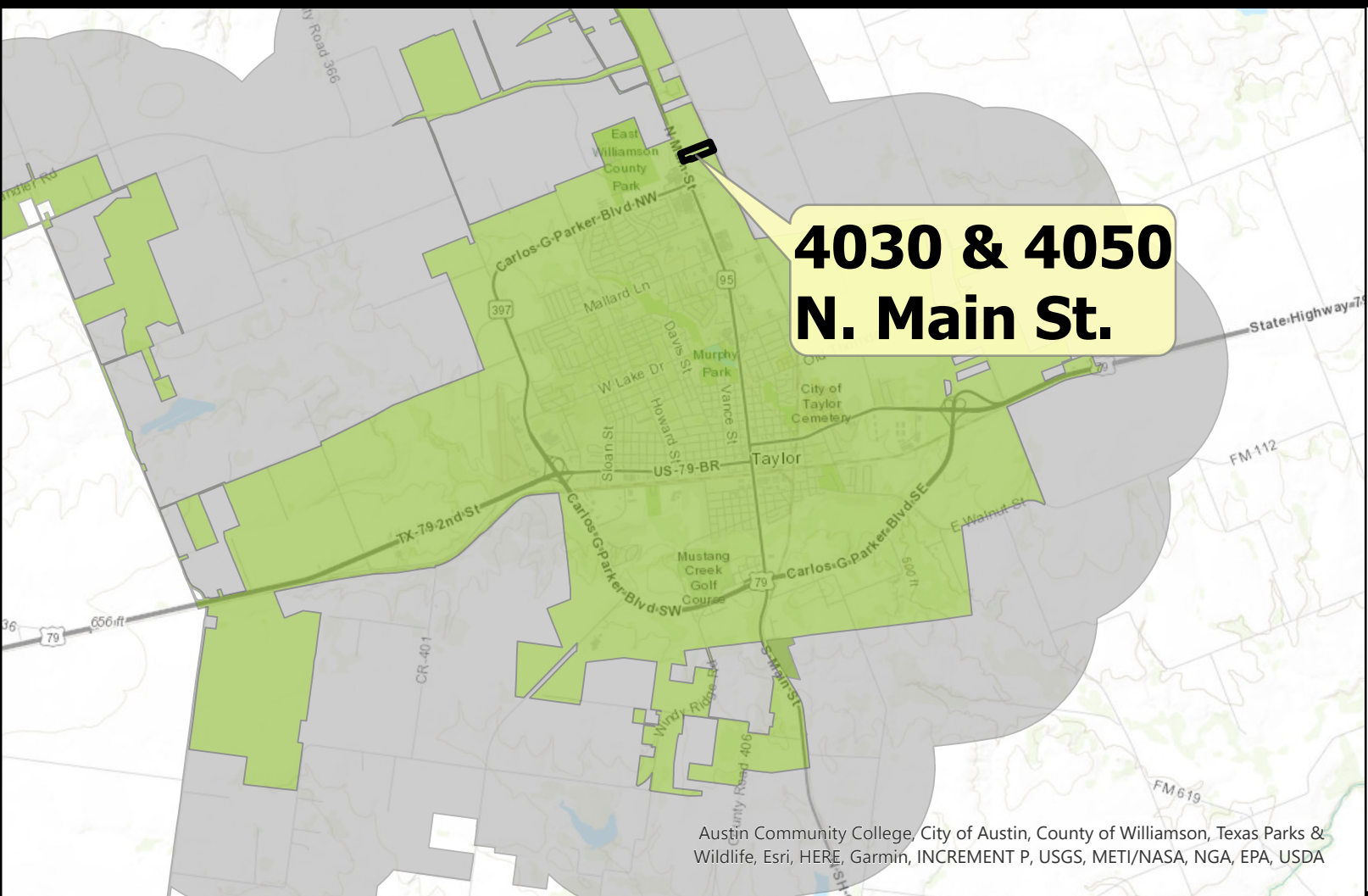
PZ-2020-1271

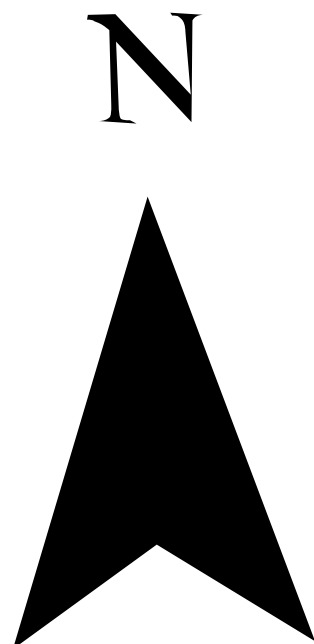
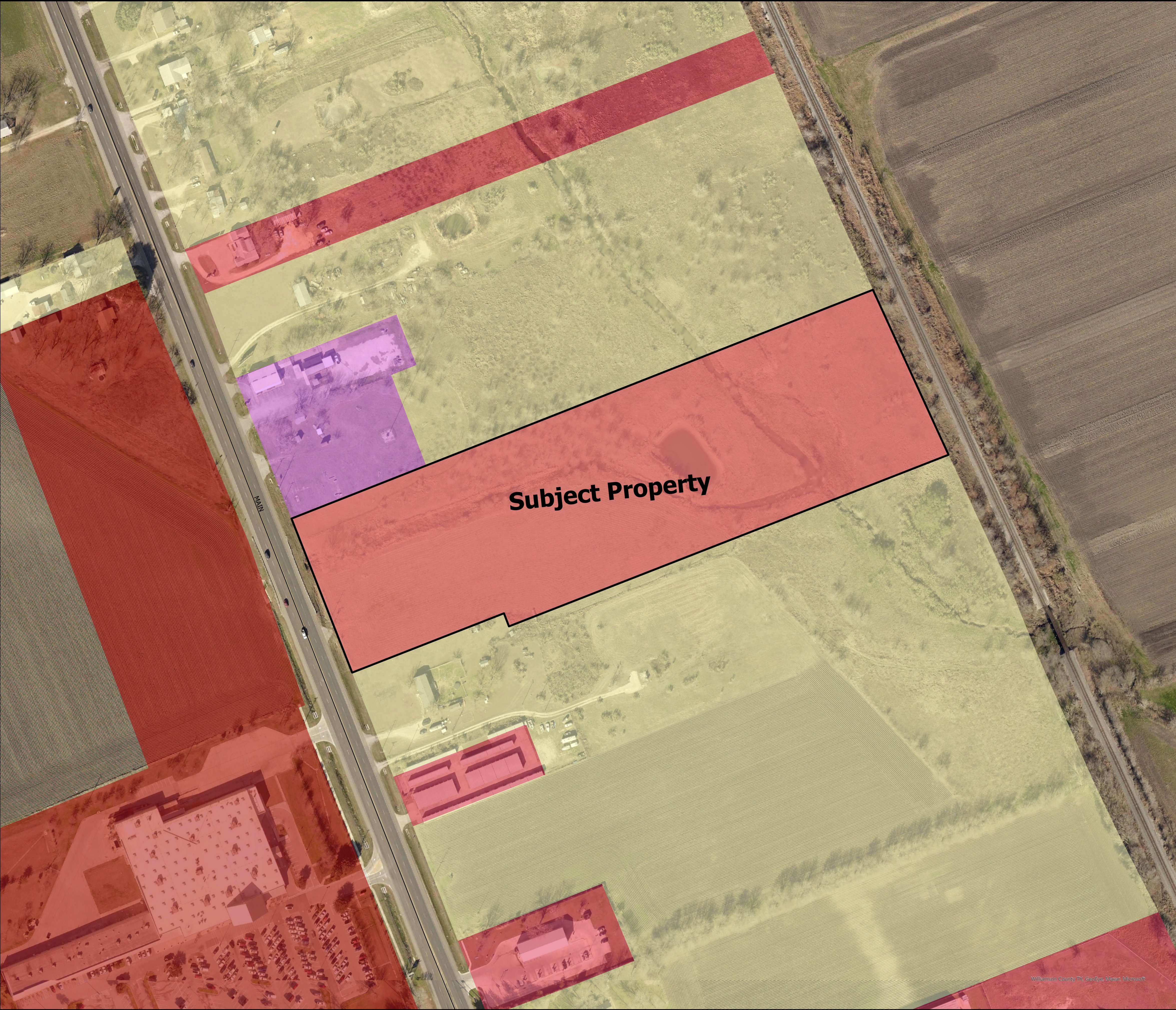
**4030 and 4050 N. Main St.
Current Zoning**

Approximately 11.77 Acres

Legend

- Streets
- ▭ Subject Property
- ZONING
 - B-1
 - B-2
 - M-1 Light Industrial
 - R-1 Single Family
 - R/A Rural Agriculture

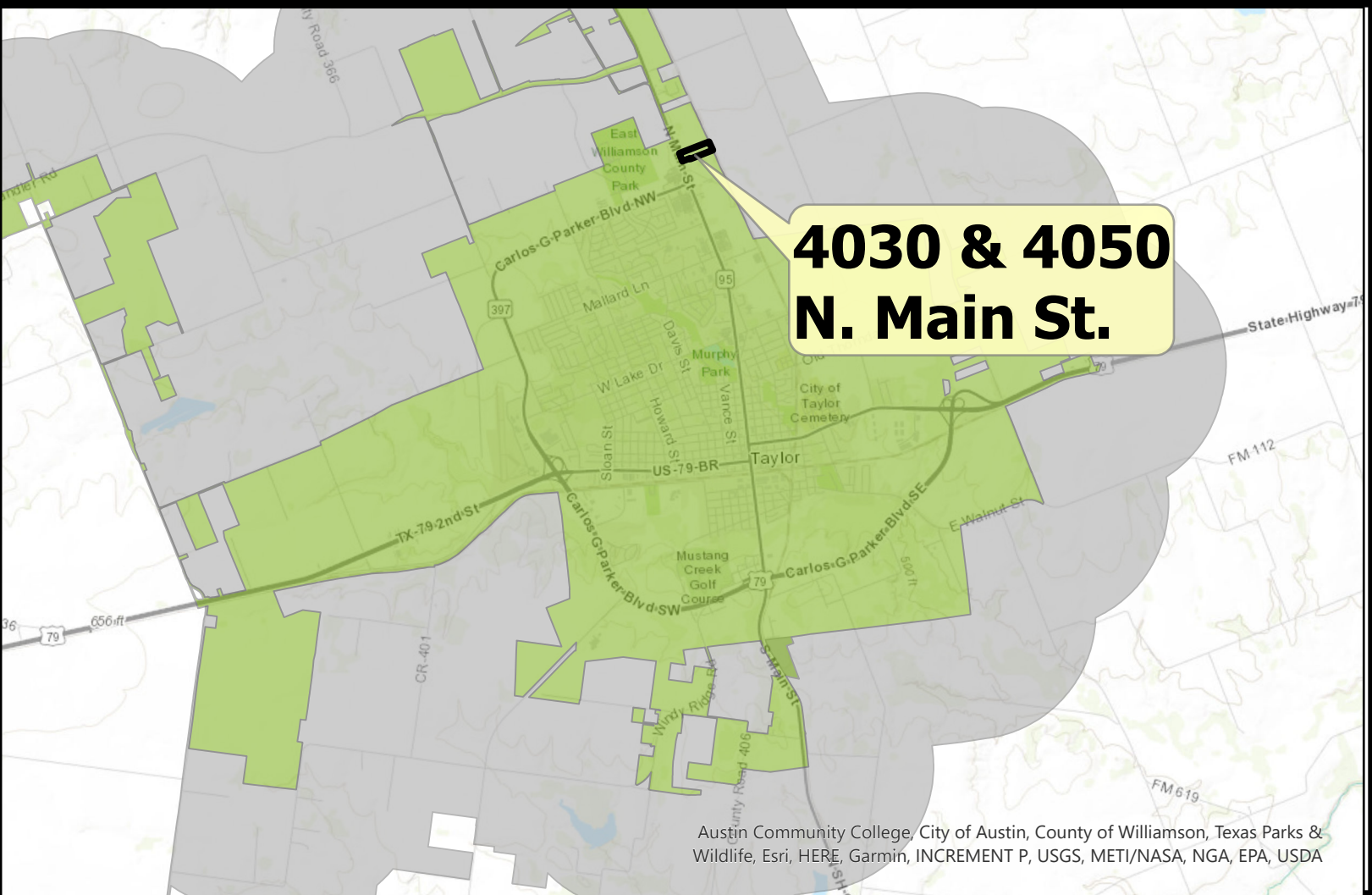


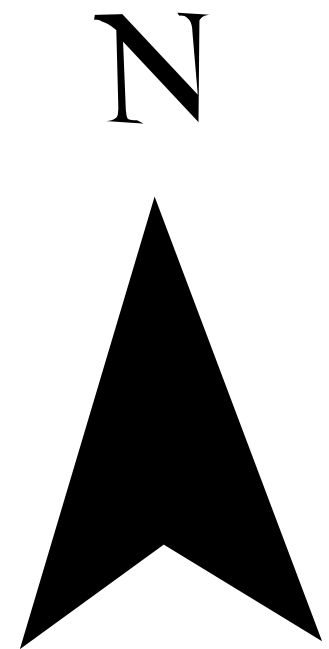


PZ-2020-1271
4030 and 4050 N. Main
St. Proposed Zoning
Map

Legend

- Streets
- ▬ Proposed B-2 Zoning
- ZONING
- B-1
- B-2
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture

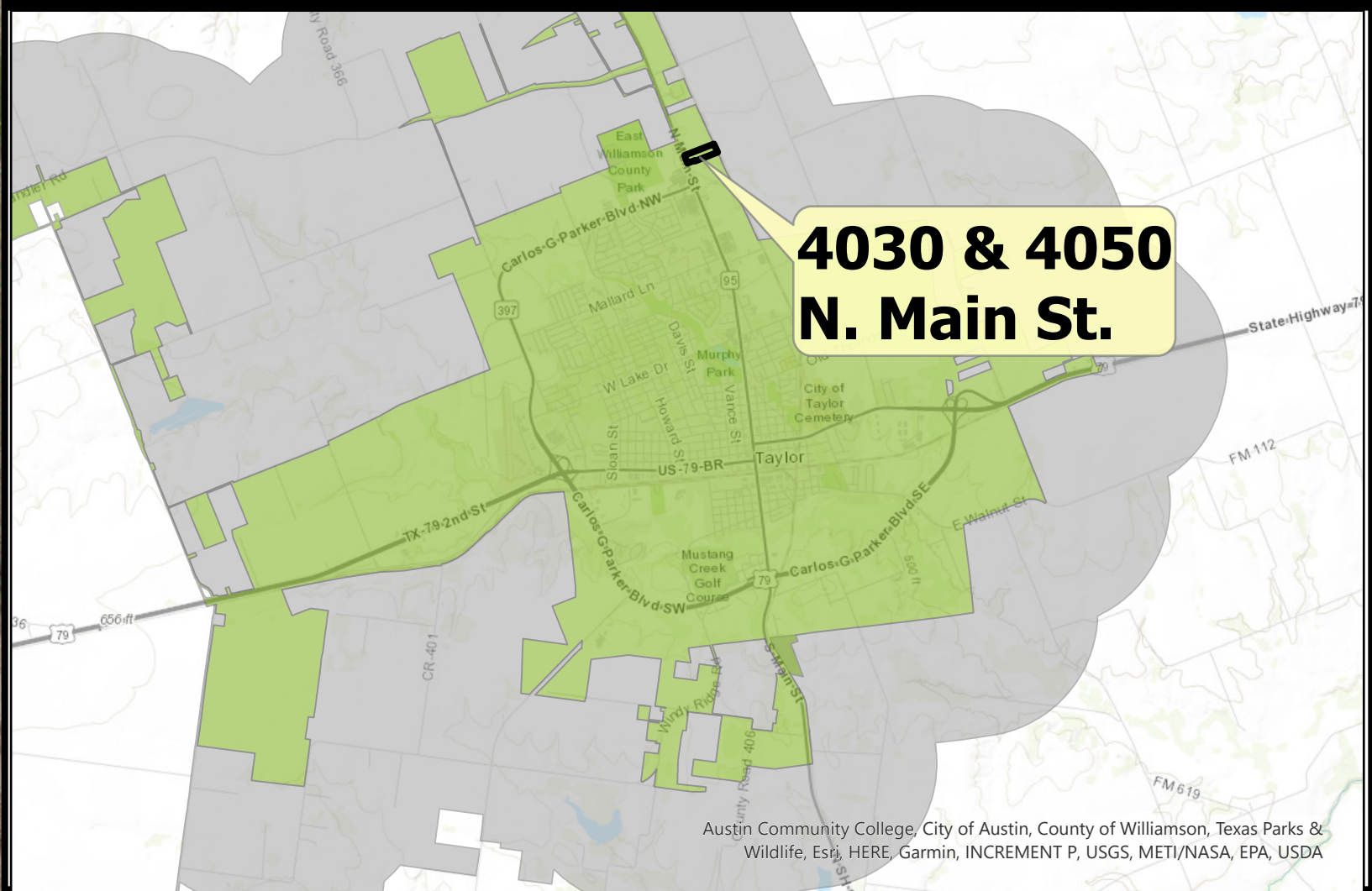




PZ-2020-1271
4030 and 4050 N. Main
St. Future Land Use
Plan Map

Legend

- Streets
- ▬ Subject Property
- 2013 Future Land Use
- COMMERCIAL
- AGRICULTURE/OPEN SPACE



ORDINANCE NO. 2021-04

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 11.75 ACRES, ADDRESSED AS 4030 AND 4050 NORTH MAIN STREET, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R362217 AND R462592; AND LEGALLY DESCRIBED IN THIS ORDINANCE AS LOT 1, BLOCK 2, THALER ADDITION, TAYLOR, WILLIAMSON COUNTY, TEXAS, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO GENERAL BUSINESS ZONING DISTRICT (B-2); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 28, 2021, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Single-Family Residential Zoning District (R-1) to General Business Zoning District (B-2); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 12, 2021, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

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

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The zoning district of the Property is changed from Single-Family Residential Zoning District (R-1) to General Business Zoning District (B-2) as shown in Exhibit “B” attached hereto and incorporated herein for all purposes.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single-Family Residential District (R-1) to General Business Zoning District (B-2).

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 2021-04 was introduced before the Taylor City Council on the _____ day of January 2021.

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

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2021-04, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2021, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2021.

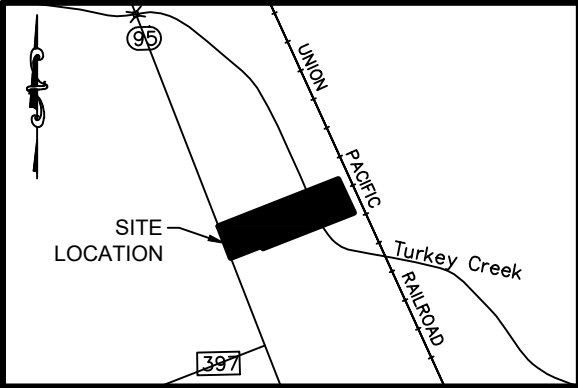
Dianna Barker
City Clerk

EXHIBIT A
(legal description)

DRAFT

EXHIBIT B
(Subject Property)

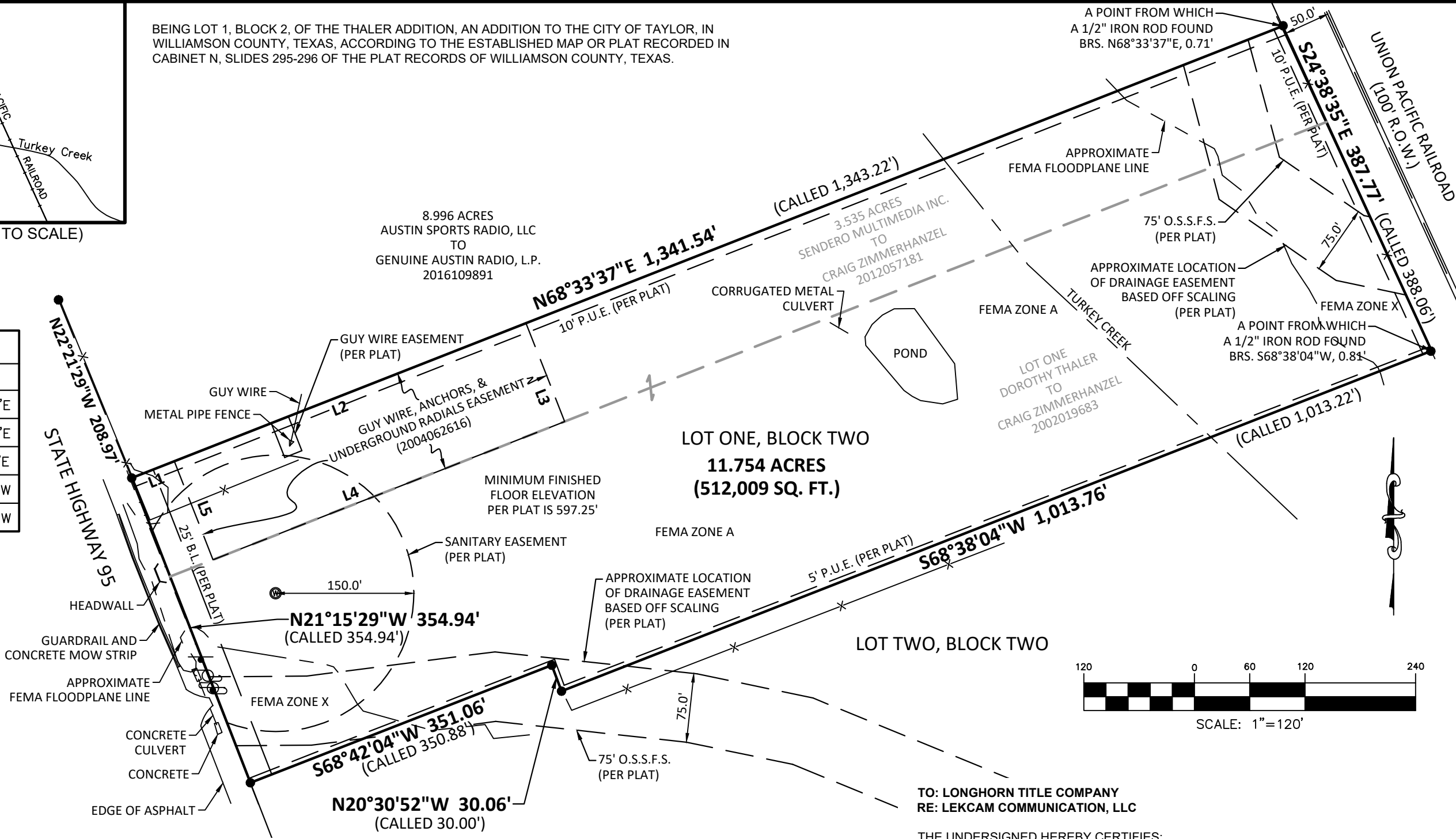
DRAFT



LOCATION MAP (NOT TO SCALE)

BEING LOT 1, BLOCK 2, OF THE THALER ADDITION, AN ADDITION TO THE CITY OF TAYLOR, IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT RECORDED IN CABINET N, SLIDES 295-296 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.63	N68°33'37"E
L2	410.00	N68°33'37"E
L3	114.75	S21°27'47"E
L4	410.00	S68°32'13"W
L5	114.92	N21°27'47"W



NOTES:

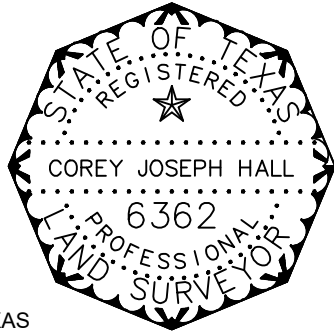
- THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **LONGHORN TITLE COMPANY**, G.F. NO. **20060408**. EFFECTIVE DATE: **NOVEMBER 30, 2020**. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
- 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 N, SLIDES 295-296 PRWC; 288/436, 337/281, 308/445, 354/262, 564/83 DRWC; 2004062616 OPRWC.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

LEGEND

- 1/2 INCH IRON ROD FOUND
- POWER POLE
- UNDERGROUND CABLE MARKER
- ⊙ WATER WELL
- EXISTING FENCE
- OVERHEAD ELECTRIC

ABBREVIATIONS

- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



TO: LONGHORN TITLE COMPANY
RE: LEKCAM COMMUNICATION, LLC

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **DECEMBER 15, 2020**, 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 **48491C0531F**, EFFECTIVE **DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONE "X"**, WHICH IN THIS CASE **IS PARTIALLY** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Corey J. Hall

COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362

LAND TITLE SURVEY
4030 & 4050 N. MAIN ST.
TAYLOR, TEXAS 76574



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

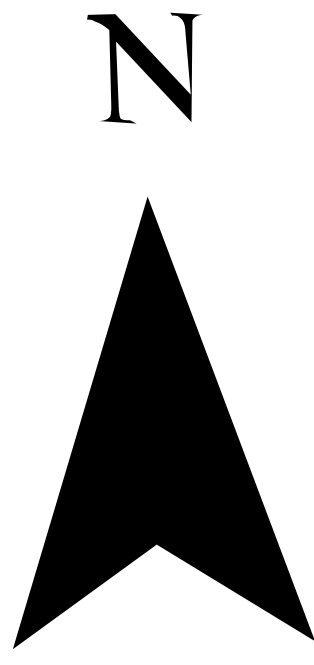
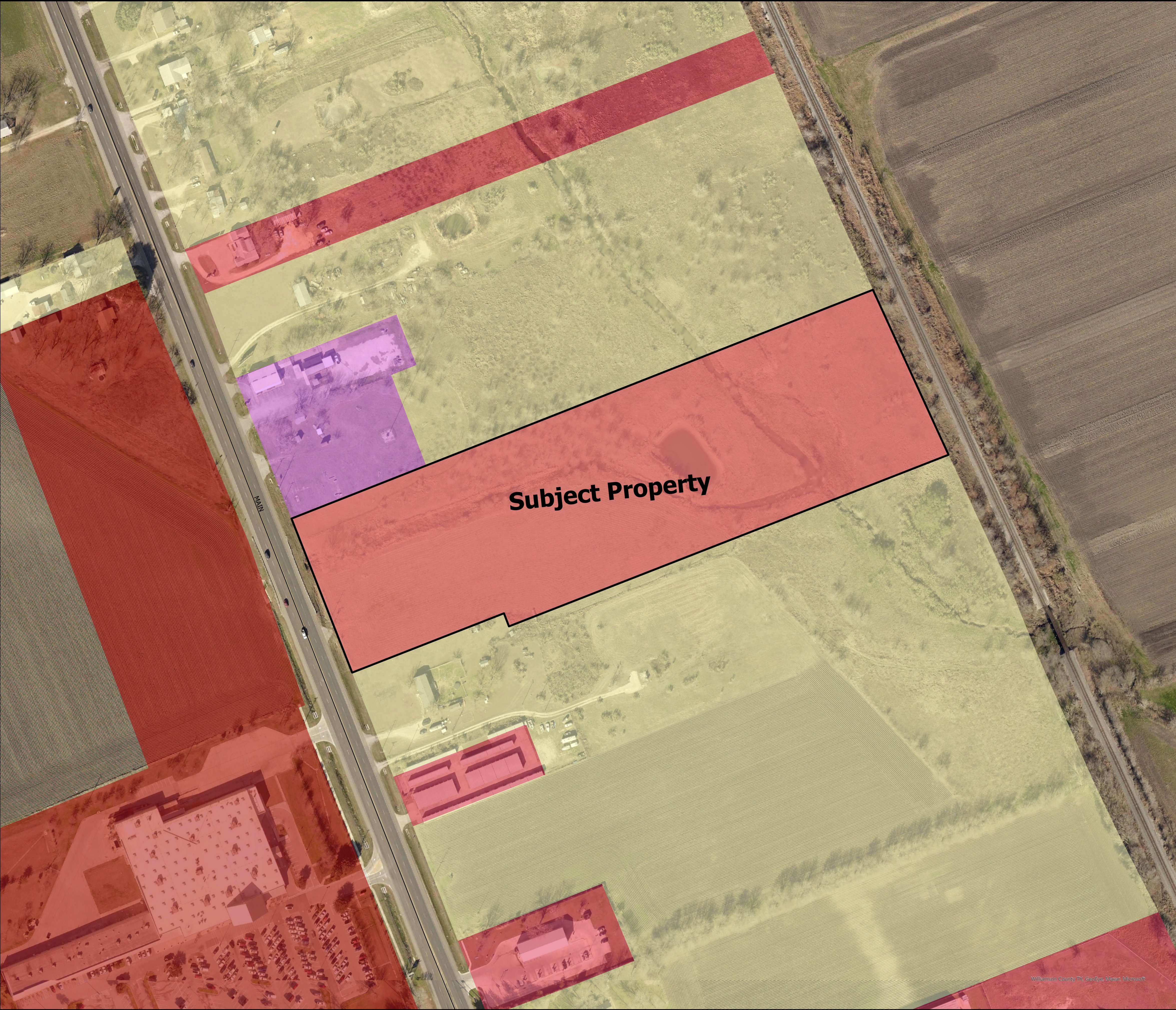
DRAWN BY: CJH

DATE: 12/15/2020

JOB NO.: 4050.001

SCALE: 1" = 120'

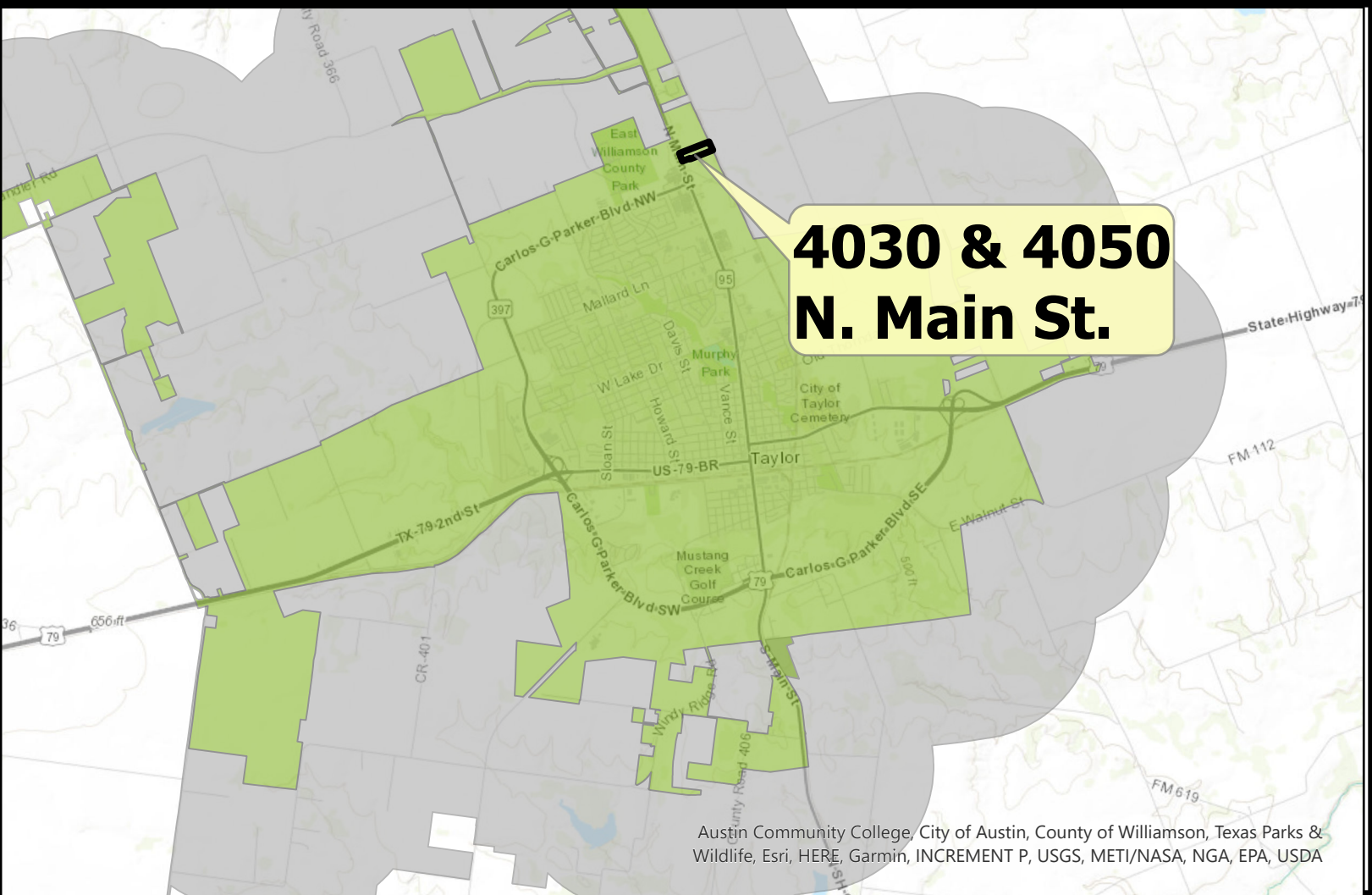
SHEET 1 OF 1



PZ-2020-1271
4030 and 4050 N. Main
St. Proposed Zoning
Map

Legend

- Streets
- ▬ Proposed B-2 Zoning
- ZONING
- B-1
- B-2
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture



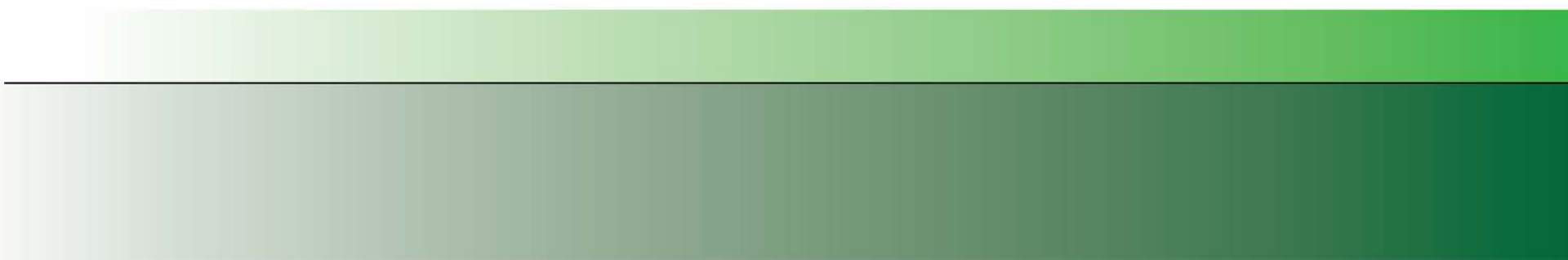


City of Taylor City Council

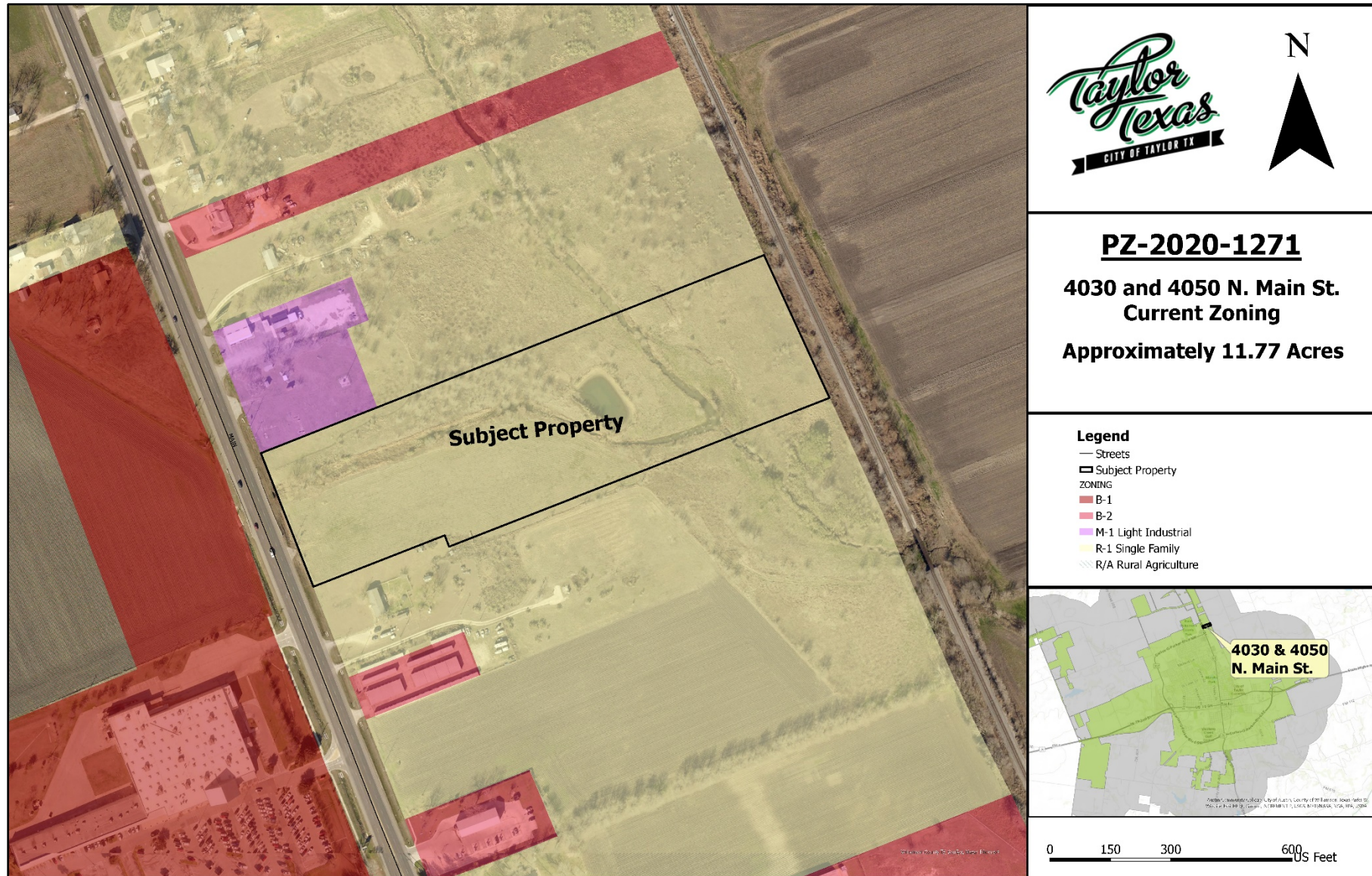
January 28, 2021

PZ-2020-1271

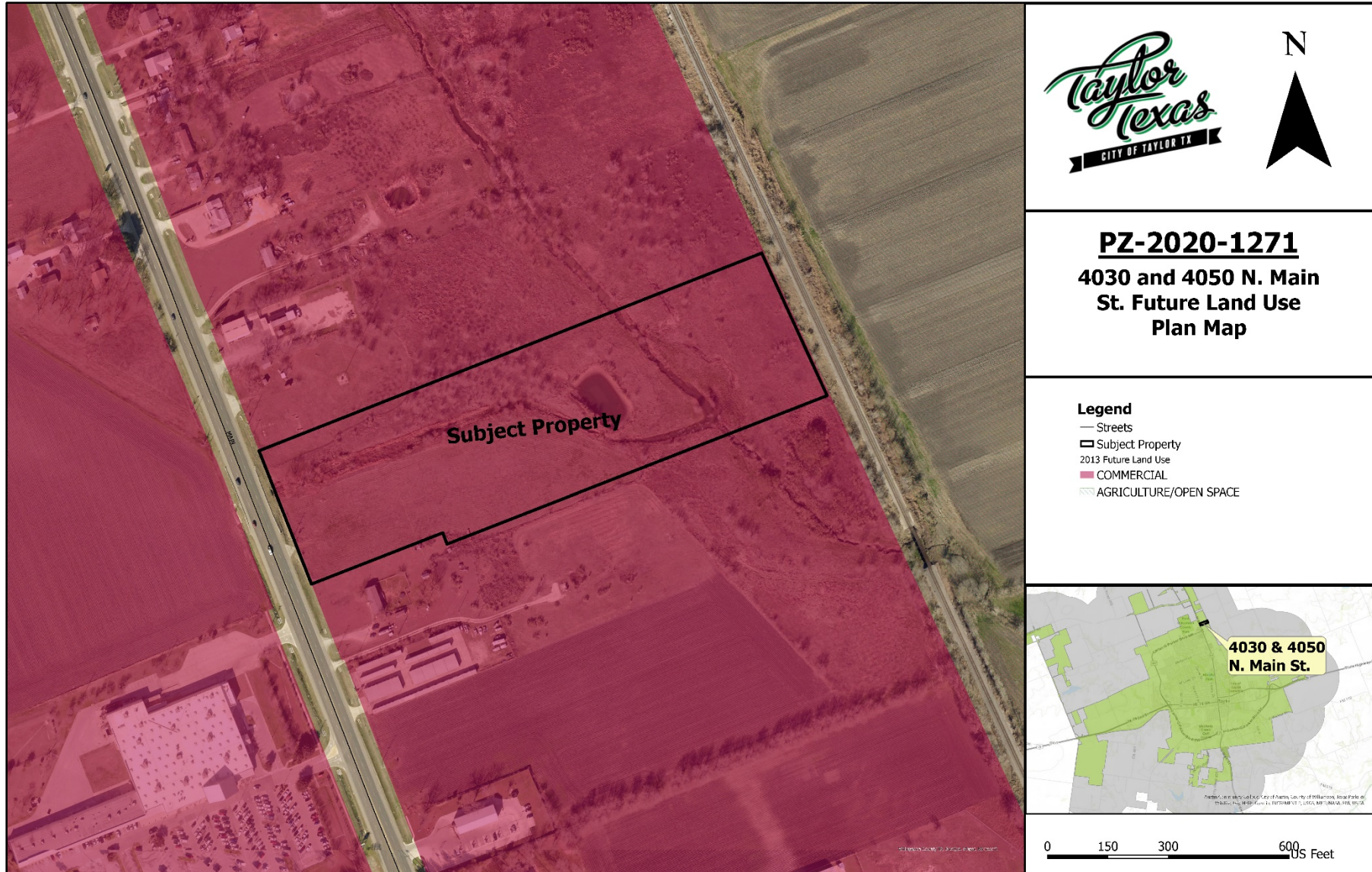
4030 & 4050 N. Main St. Re-Zoning from Single-Family Residential (R-1) to General Business (B-2)

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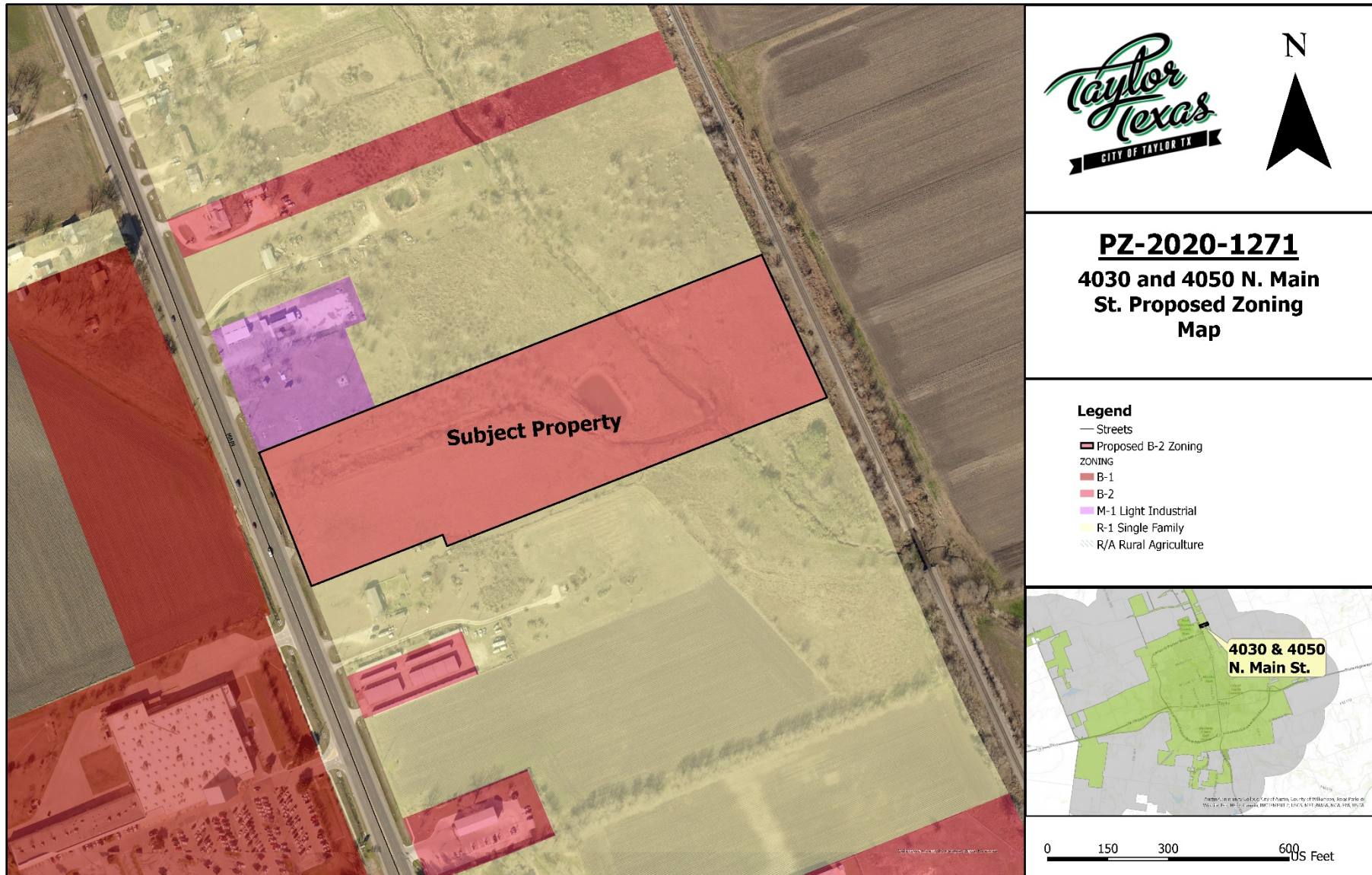
Location Map



Future Land Use Plan Designation



Proposed Zoning



P&Z Recommendation

- The Planning and Zoning Commission recommended approval of the rezoning at their January 12, 2021 meeting.



City Council Meeting January 28, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 7
Agenda Title: Introduce Ordinance 2021-06, approval of Fire and Police Department Civil Service Pay Schedule.

Council Action to be taken: Introduce Ordinance

Department Submitted: Human Resources

Staff Contact: LaShon Gros, Human Resources

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to introduce ordinance 2021-06 amending Civil Service pay schedules for the Taylor Fire and Police Departments and update non-civil service classifications.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

PSPC (Public Sector Personnel Consultants) presented a compensation study to Council on May 14, 2020. PSPC proposed several pay schedules to reflect 90%, 95%, and 100% of the market average for Civil Service. Staff recommended to move toward the 90% pay schedule for Civil Service, however, reserve implementation until staff felt the city was able to add it to the budget. During development of the FY2021 budget, staff was conservative in revenue projections due to the ongoing COVID pandemic.

On October 22, 2020 Council approved an interim Fire Department pay schedule that only addressed entry-level firefighter pay to assist with recruiting efforts.

On January 14, 2021, staff provided Council with an update regarding revenues received in FY2021. Council directed staff to introduce an ordinance to implement Option 3C and the updated non-civil service position pay classification schedule proposed by PSPC. This would bring Fire and Police Civil Service pay schedules to 90% of market. The cost for implementation is \$145,000 for FY2021.

There are positions on the pay schedules where pay ranges are currently above 90% of market. The pay schedules will be implemented as recommended without any adjustments. The staff will recommend a lump sum COLA to address this issue.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Raises Fire and Police salary to 90% of market average. • Assists with recruitment and retention of Civil Service employees. • Places non-civil service employees in the proper classification and ensures they are at least paid the minimum of the pay range.	• Based on FY 2019 survey results. • Highly competitive market, changing quickly. • Salaries will still be behind current market.

4. RECOMMENDATION

Staff recommends City Council introduce the ordinance adopting the recommendations of the compensation study developed by PSPC with updated non-civil service position classifications and a new Fire Department and Police Department Civil Service pay schedule.

5. FUNDING SOURCE

Adoption of the study recommendations will be funded from revenues received.

6. TIMELINE

Pay schedule would go into effect on February 1, 2021.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

7a. [Draft ordinance 2021-06](#)

ORDINANCE NO. 2021-06

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING THE CIVIL SERVICE PAY SCHEDULE CS-15 FOR THE CITY OF TAYLOR FIRE AND POLICE DEPARTMENTS, PREVIOUSLY ADOPTED IN ORDINANCE NO. 2020-09 ON SEPTEMBER 10, 2020 AND IN ORDINANCE 2020-20 ON OCTOBER 22, 2020, AND IMPLEMENTING RECOMMENDATIONS IDENTIFIED BY PUBLIC SECTOR PERSONNEL CONSULTANTS (“PSPC”) FOR NON-CIVIL SERVICE POSITIONS TO BE EFFECTIVE FEBRUARY 1, 2021.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1.0: That the City of Taylor Civil Service Pay Schedule CS-15 for the Taylor Fire Department be amended in accordance with the pay schedule in the attached Exhibit A with an effective date of February 1, 2021.

SECTION 2.0: That the City of Taylor Civil Service Pay Schedule CS-15 for the Taylor Police Department be amended in accordance with the pay schedule in the attached Exhibit B with an effective date of February 1, 2021.

SECTION 3.0: That the City of Taylor implement recommendations for the proposed range for non-civil service positions as identified by PSPC in the attached Exhibit C with an effective date of February 1, 2021.

SECTION 4.0: That the amendment, as shown in words and figures in Exhibits A, B, and C is hereby approved in all aspects and adopted to be effective February 1, 2021.

SECTION 5.0: In accordance with Article 8 of the City Charter, this ordinance was introduced before the City Council of the City of Taylor, Texas on the 28th day of January, 2021.

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

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Diana Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2020-XX, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2021, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office on this ____ day of _____, 2021.

Diana Barker
City Clerk



City Council Meeting January 28, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 8
Agenda Title: Consider Cost of living adjustment increase for city employees (COLA)

Council Action to be taken: Consider 3% COLA for employees

Department Submitted: Human Resources

Staff Contact: LaShon Gros, Human Resources

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to seek approval to implement a 3% COLA for Civil and Non-Civil service employees.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

PSPC (Public Sector Personnel Consultants) presented a compensation study to Council in May 14, 2020. PSPC proposed several pay schedules to reflect 90%, 95%, and 100% of the market average for Civil Service. PSPC also recommended bringing non-civil service positions into the correct classification.

On January 14, 2021, staff provided Council with an update regarding revenues received in FY2021.

The City of Taylor seeks to increase its competitiveness when it comes to recruitment and retention of employees. Implementing a 3% COLA will greatly assist in this effort. The cost for implementing the proposed COLA is \$102,000 for FY2021.

If Ordinance 2021-06, previously introduced, is approved some employees will receive a raise greater than 3% from the implementation of the compensation survey recommendations. If the raise is equal to or greater than 3%, the employee will receive the amount equal to the pay raise. The COLA will not be applied.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Bring pay for all employees closer to market. • Assists with recruitment and retention of employees.	• Based on FY 2019 survey results. • Salaries will still be behind current market

4. RECOMMENDATION

Staff recommends City Council approves the 3% COLA.

5. FUNDING SOURCE

Implementation of COLA will be funded from revenues received.

6. TIMELINE

3% COLA would go into effect in February 1, 2021.

7. OTHER OPTIONS (In order of preference)

Do not implement COLA.

8. ATTACHMENTS

8a. [Power Point presentation](#)

COMPENSATION COSTS – FULL YEAR

General Fund			
	Civil Service	Non-CS	Total
October 2019 Study - 90%	149,400	68,700	218,100
October 2019 Study - 95%	334,500	68,700	403,200
October 2019 Study - 100%	544,400	68,700	613,100
	2%	3%	
Non-CS COLA	102,600	153,900	

COMPENSATION COSTS – FEBRUARY 2021 IMPLEMENTATION

General Fund			
	Civil Service	Non-CS	Total
October 2019 Study - 90%	99,600	45,800	145,400
October 2019 Study - 95%	223,000	45,800	268,800
October 2019 Study - 100%	362,933	45,800	408,733
	2%	3%	
Non-CS COLA	68,400	102,600	



City Council Meeting January 28, 2021 Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 9

Agenda Title: **Consider Old Coupland Rd water line project for 2021 CDBG request**

Council Action to be taken: Approve Old Coupland Road water line project as the project to pursue for 2021 CDBG funds

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works

1. PURPOSE/DESCRIPTION

Review the Old Coupland Road water line project presented to Williamson County in last year's request and finish up the project with this year's allocation.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Old Coupland Road water line project was presented to Williamson County as part of the City CDBG program last year. It was not selected for funding, during the initial submission, however the County reviewed this in later part of 2020 and told staff they are now planning on providing \$103,000 from last years funds for the project.

Given the County has earmarked funds for engineering of the project from last years funds, staff is recommending requesting an additional \$325,000 toward the project to complete it. The request will be \$325,000.00 for construction. HDR estimated the total project cost to be \$399,900.

The project increases the water line size on Old Coupland Rd from 2 inches to 8 inches. This will help residents have better water flow. It will also clear a choke point that affects disinfecting the water system in southeast Taylor and provide better fire protection for the residents. This section of line was noted by TCEQ as a system improvement needed by the City.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Clear a choke point in Southeast Taylor improving line disinfection • Better water flow for the residents • Improve fire protection • Decrease water volume needed for flushing • Help meet the 2020 system assessment recommendation from TCEQ	• Use funds somewhere else

4. RECOMMENDATION

Staff recommends moving forward with the Old Coupland Road waterline size increase.

5. FUNDING SOURCE

CDBG funding

6. TIMELINE

Construction January 2022

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

9a. [Project location map](#)

Water Lines

- <= 4"
- 6"
- 8"
- 10"
- 12"
- 16"
- 20"
- 24"
- 27"

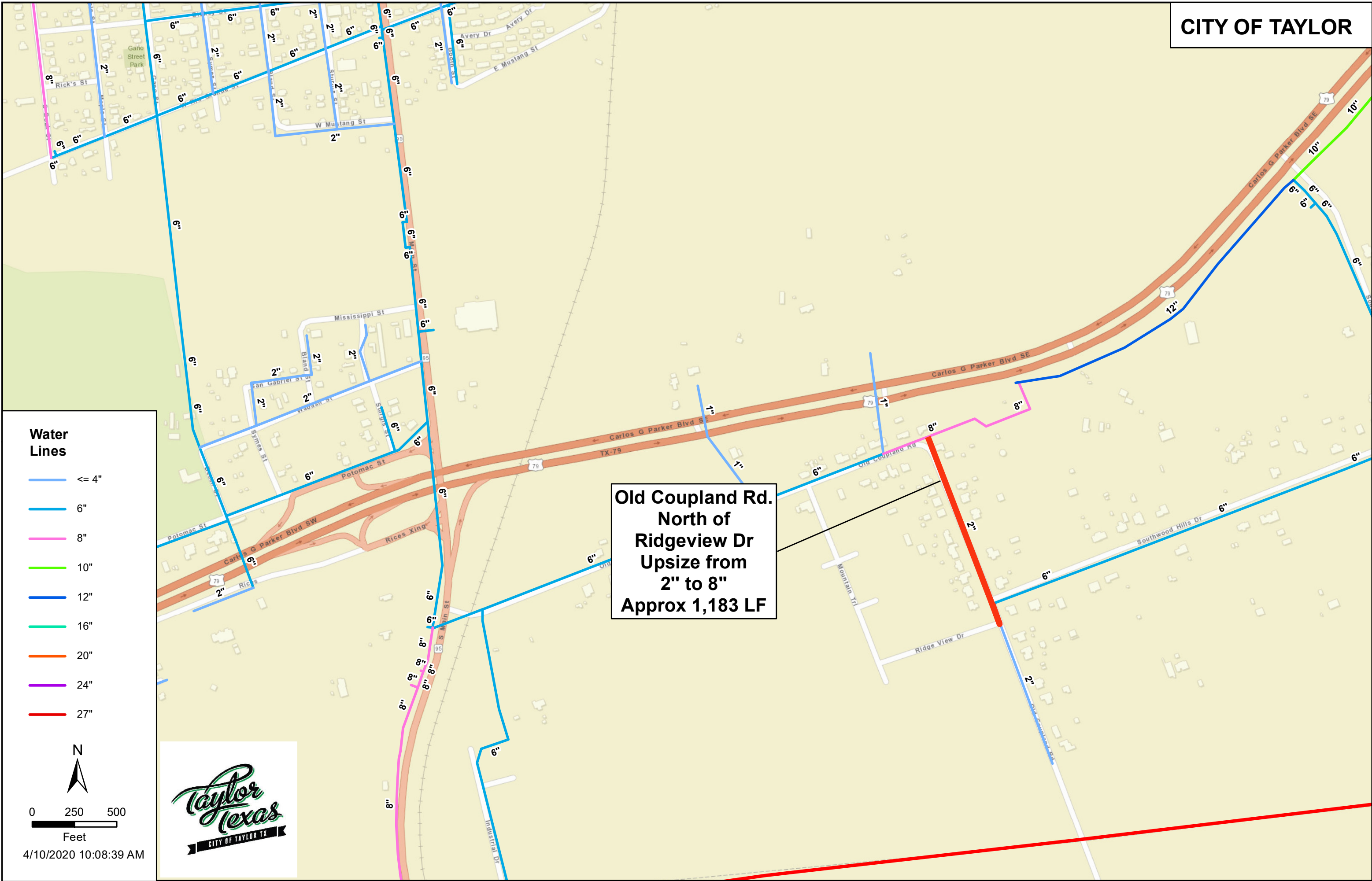


0 250 500
Feet

4/10/2020 10:08:39 AM



Old Coupland Rd.
North of
Ridgeview Dr
Upsize from
2" to 8"
Approx 1,183 LF





City Council Meeting January 28, 2021 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 10
Agenda Title: Consider and provide direction to staff regarding 2021 street maintenance program.

Council Action to be taken: Direct staff to develop the 2021 Street Maintenance Program

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to get Council direction on programming for Street Maintenance for the next few years.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff has performed three street maintenance programs in the last few years.

The City has used TUF funding for major reconstruction using bond funds this last year. The City has used the TUF fund for a mill and overlay program in 2018 and 2019, and have used the TUF funding for a level up program this last year.

During 2020 staff are working on major reconstruction projects for the City. These include Engineering, Construction Inspection, Streets, Drainage and Utilities. The cost per linear foot for a full reconstruction project is approximately \$1,000 dollars per linear foot.

In 2018 staff worked on a mill and overlay program which overlayed approximately 7,800 dollars per linear feet of street of a cost of approximately \$45 dollars per linear foot.

In 2019 the same program overlayed approximately 15,000 linear feet at cost of approximately \$28 dollars per linear foot. The engineer and I believe the City saw the cost reduction because of economies of scale related to a larger project.

In 2020 staff used City resources to do small level ups on approximately 14,500 linear feet of streets. The cost for the level up program was approximately \$9 dollars a linear

foot. The level up program is not a long-term project, but it does help streets that staff might not get to otherwise.

The staff is ready to begin putting streets together for this year's maintenance program. The TUF fund currently provides approximately \$450,000 dollars per year for Street Maintenance. For the next two years staff recommends the City use the funding in the following manner.

In each of the next two years staff recommends increasing the funding for level ups to \$225,000 per year. Further, staff recommends making the mill and overlay program a two-year program and fund it every other year at \$450,000. This every other year program will allow us to take advantage of a larger mill and overlay program to get a better cost for the City.

If the Council elects to go this way, staff will begin a list for the 2021-22 level up program. If Council would like to go with a different program, staff will adjust accordingly.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Increase the number of streets worked on with a yearly level up program • Improve the economy of scale and get a better price with a mill and overlay program every other year	• Make a different decision regarding street funds • Touch fewer streets

4. RECOMMENDATION

Staff recommends moving forward with the Street Program described in the TL for the next two years and then reevaluate the program at that time.

5. FUNDING SOURCE

TUF funds

6. TIMELINE

Budget years 20-21 and 21-22.

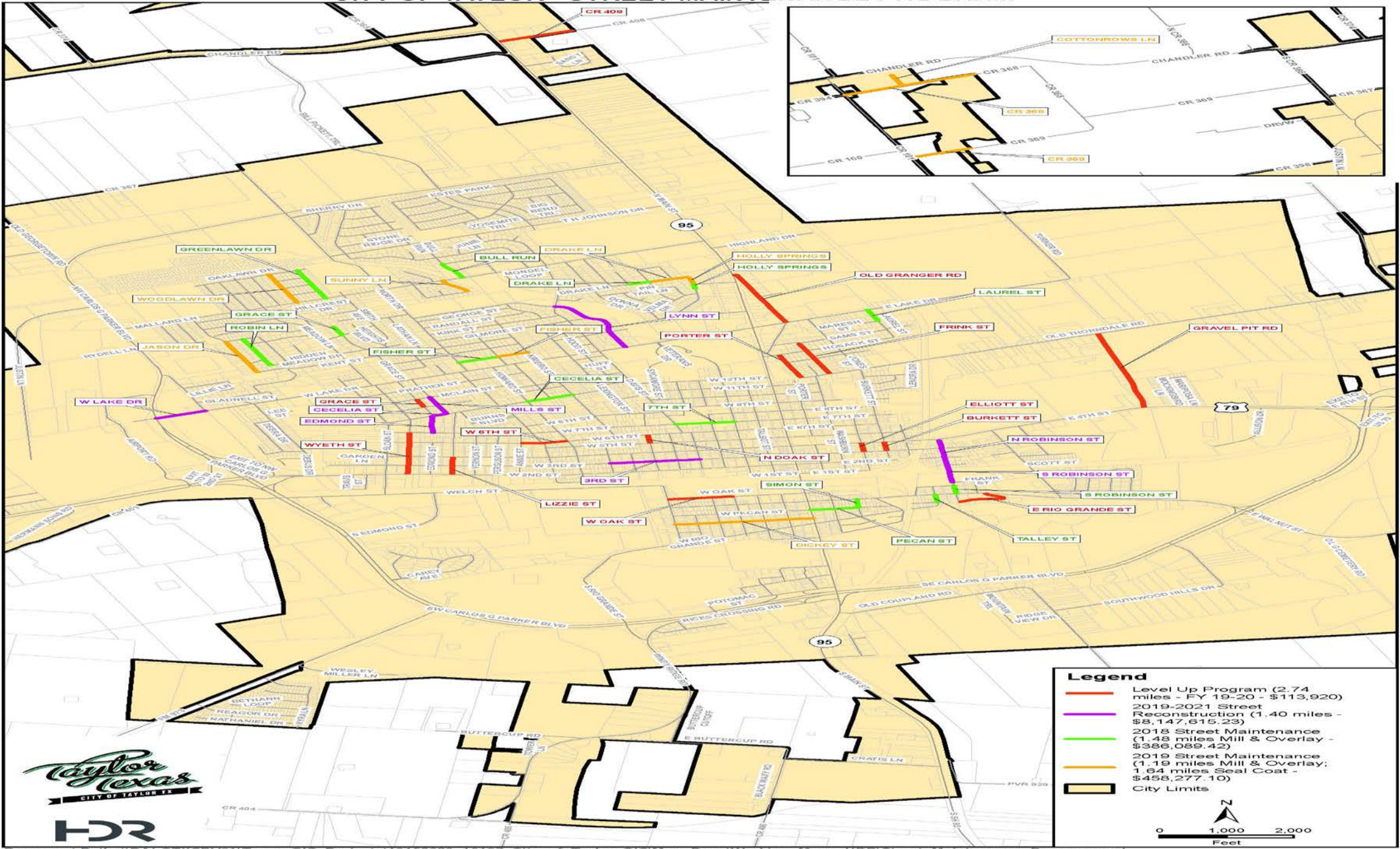
7. OTHER OPTIONS (In order of preference)
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1. Use more funding for mill and overlay and do fewer streets.
2. Hold all funding for major bond projects.

8. ATTACHMENTS

- 10a. [Previous Project location map](#)

CITY OF TAYLOR - STREET MAINTENANCE PROGRAM



- Legend**
- Level Up Program (2.74 miles - FY 19-20 - \$113,920)
 - 2019-2021 Street Reconstruction (1.40 miles - \$8,147,615.23)
 - 2018 Street Maintenance (1.48 miles Mill & Overlay - \$386,089.42)
 - 2019 Street Maintenance (1.19 miles Mill & Overlay; 1.64 miles Seal Coat - \$458,277.10)
 - City Limits

