

# AGENDA

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

JANUARY 25, 2024, 6:00 P.M.

## **CALL TO ORDER AND DECLARE A QUORUM**

## **A MOMENT OF SILENCE**

## **PLEDGE OF ALLEGIANCE**

## **CITIZENS COMMUNICATION**

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

## **CONSENT AGENDA**

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

1. Approve minutes from the January 11, 2024 regular City Council meeting. (Dianna McLean)
2. Receive the 2024 Special Events calendar. (Ruby Fisher)
3. Consider Ordinance 2024-01, PZ-2022-1920, regarding a request to approve a New Neighborhood and Employment Center Plan of approximately 99.99 acres of land generally located northwest of Backwood Pass referred to as the Davis Tract Phase II. (Tom Yantis)
4. Consider Ordinance 2024-02, PZ-2023-1921, regarding a request to approve a Voluntary Annexation of approximately 99.99 acres of land generally located northwest of Backwood Pass referred to as the Davis Tract Phase II. (Tom Yantis)
5. Consider Ordinance 2024-04, PZ 2023 -1911 regarding requests to change place type zoning at 17 different lots. (Tom Yantis)
6. Consider Ordinance 2024-03, PZ-2023-1954, regarding a request to approve a Voluntary Annexation of approximately 49.913 acres of land generally located south of CR 395 and east of CR 101. (Tom Yantis)
7. Consider adding a full-time Communications Director position and receive an update regarding contracted communication services. (Jeff Jenkins)
8. Consider Resolution R24-05 authorizing proceeding with issuance of certificates of obligations and further directing the publication of notice of intention to issue City of Taylor, Texas combination tax and revenue certificates of obligation, series 2024. (Jeff Wood)

## **PUBLIC HEARINGS / ORDINANCES**

9. Introduce Ordinance 2024-05 calling a special election to amend the City Charter on Proposition A: Council compensation, Proposition B: minimum period of time between Council meetings, Proposition C: At-large position serving as Mayor, and Proposition D: all City Council meetings to be held in the city limits. (Jeff Jenkins)
10. Introduce Ordinance 2024-06 calling a special election for the purpose of amending the City Charter, Sec. 6.4, polling places in the City limits. (Jeff Jenkins)
11. Hold a Public Hearing and introduce Ordinance 2024 -08, PZ 2023 -1972 regarding a request for a special use permit for a short term rental without a full time, on site operator at 2300 Grace Street. (Tom Yantis)

12. Hold a Public Hearing and introduce Ordinance 2024 -09, PZ 2023 -1973 regarding a request for a special use permit for a short term rental without a full time, on site operator at 1816 Eckhardt Street. (Tom Yantis)
13. Hold a Public Hearing and introduce Ordinance 2024 -10, PZ 2023 -1957 regarding requests to change place type zoning at 2 different lots. (Tom Yantis)
14. Hold a public hearing and introduce Ordinance 2024-07 annexing a parcel of land, consisting of approximately 1.688 acres, located south of US79, east of CR 3349, and west of CR 401. (Tom Yantis)

#### **REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION**

15. Receive presentation from BRA on long term water supply strategy. (Brian LaBorde/Brad Brunett)
16. Consider awarding the Taylor Municipal Airport New Fuel Facility construction contract. (Stacey Batch)

#### **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 22, 2024 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

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

Posted By: Dianna McLean Date 01/22/2024  
Dianna McLean, City Clerk





***City Council Meeting  
January 25, 2024  
Transmittal Letter***

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

**Agenda Item #:** 1

**Agenda Title:** Approve minutes from the January 11, 2024 regular Council meeting.

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

**Department Submitted:** City Clerk

**Staff Contact:** Dianna McLean

**1. PURPOSE/DESCRIPTION**

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

**2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

N/A

**3. PROS and CONS**

| <u>PROS</u>                                       | <u>CONS</u>                                       |
|---------------------------------------------------|---------------------------------------------------|
| <ul style="list-style-type: none"><li>•</li></ul> | <ul style="list-style-type: none"><li>•</li></ul> |

**4. RECOMMENDATION**

Approve as submitted or amend with changes noted.

**5. FUNDING SOURCE**

N/A

|                    |
|--------------------|
| <b>6. TIMELINE</b> |
|--------------------|

N/A

|                                                  |
|--------------------------------------------------|
| <b>7. OTHER OPTIONS (In order of preference)</b> |
|--------------------------------------------------|

N/A

|                       |
|-----------------------|
| <b>8. ATTACHMENTS</b> |
|-----------------------|

1a. [January 11, 2024 minutes](#)

# City of Taylor

## Regularly Scheduled City Council Meeting

Taylor City Hall, Council Chambers, 400 Porter Street

January 11, 2024, at 6:00 p.m.

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

Council Member Robert Garcia  
Council Member Mitch Drummond  
Council Member Dwayne Ariola  
Mayor Rydell  
Mayor Pro Tem Anderson was absent.

Brian LaBorde, City Manager  
Jeff Jenkins, Deputy City Manager  
Tom Yantis, Assistant City Manager  
Mark Schroeder, City Attorney  
Rocio Lopez, Executive Assistant

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

### PROCLAMATIONS/RECOGNITIONS

- A. Dr. Martin Luther King Jr. Day proclamation.  
Council Member Ariola read the proclamation and presented it to Shorty Mitchell and members of the MLK committee.

### CITIZENS COMMUNICATION

Piper Nielson spoke about Wilco Day  
Pam Harper spoke about Murphy Street  
Gary Gola spoke about the Charter Amendment. Citizens Shelly Cobb, John Harper, Shannon Ludke, Annette Maruska and Pat Warner donated their time to Mr. Gola.

### CONSENT AGENDA

1. Approve minutes from the December 14, 2023 regular City Council meeting. (Dianna McLean)
2. Concur with preliminary financials for November 2023. (Jeff Wood)
3. Consider Resolution R24-04 approving the City Investment Policy and Investment Strategy. (Jeff Wood)
4. Consider Resolution R24-01, authorized Signatories who will be authorized to execute contractual documents and request for payment forms requesting funds approved in the CDBG-MIT Resilient Communities Program through the General Land Office. (Jeff Jenkins)

*Motion was made by Councilmember Garcia to approve the Consent Agenda items as presented.  
Motion was seconded by Councilmember Drummond. Motion carried 4 to 0.*

### PUBLIC HEARINGS / ORDINANCES

5. **Hold a public hearing and introduce Ordinance 2024-01, PZ-2022-1920, regarding a request to approve a New Neighborhood and Employment Center Plan of approximately 99.99 acres of land generally located northwest of Backwood Pass referred to as the Davis Tract Phase II.**

Tom Yantis, Assistant City Manager, presented the second step in the process for the track referred to Davis Tract Phase II.

Councilman Ariola had questions about the district this property would fall under and how it would affect the census.

Mayor Rydell opened the public hearing at 6:47 pm. Mr. Burrows asked if a traffic study was done to see how this would affect the traffic on FM 973.

The public hearing was closed at 6:48 pm. Tom responded to Mr. Burrows question that a traffic analysis would be conducted at the next phase once the preliminary plat is approved.

The City Attorney read the caption of the ordinance.

#### **ORDINANCE NO. 2024-01**

**AN ORDINANCE CHANGING THE ZONING OF A PROPERTY DESCRIBED AS THE DAVIS TRACT PHASE II FROM THE EXTRA-TERRITORIAL JURISDICTION TO A NEW NEIGHORHOOD PLAN AND EMPLOYMENT CENTER PLAN ON APPROXIMATELY 99.99 ACRES OF LAND PENDING ANNEXATION LOCATED WEST OF BACKWOOD PASS, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCELS R019951, R019181, AND R019651, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, AND THE GEORGE M. REESE SURVEY, CITY OF TAYLOR, AND CITY OF TAYLOR EXTRATERRITORIAL JURISDICTION, TAYLOR, WILLIAMSON COUNTY, TEXAS; 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 needed.

6. Hold a public hearing and introduce Ordinance 2024-02, PZ-2023-1921, regarding a request to approve a Voluntary Annexation of approximately 99.99 acres of land generally located northwest of Backwood Pass referred to as the Davis Tract Phase II.

*Tom Yantis, Assistant City Manager makes presentation for the property requesting annexation.*

*Mayor Rydell opens the public hearing at 6:51 pm. With no one appearing the public hearing was closed at 6:51 pm.*

*The City Attorney read the caption of the ordinance.*

#### **ORDINANCE NO. 2024-02**

**AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY OF DAVIS TRACT PHASE II OF APPROXIMATELY 99.99 ACRES, LOCATED WEST OF BACKWOOD PASS TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED AS WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019951, R019181, AND R019651, PART OF AND OUT OF THE EAVES, J.C. SUR. AND REESE, G.M. SUR., CITY OF TAYLOR EXTRATERRITORIAL JURISDICTION, TAYLOR, WILLIAMSON COUNTY, TEXAS WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS , AND PRIVILIGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES,**

**RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.**

First reading. No action needed.

7. Hold a Public Hearing and introduce Ordinance 2024 -04, PZ 2023 -1911 regarding requests to change place type zoning at 17 different lots.

*Tom Yantis, Assistant City Manager makes presentation on the rezoning of 17 different lots.*

*Mayor made comments regarding the new zoning.*

*The Mayor then opened the public hearing at 7 pm. Marcus Reese spoke regarding his property at 1006 W. 2<sup>nd</sup> Street. The public hearing was closed at 7:04 pm.*

*Councilmembers Ariola has questions regarding the Home Program selling restrictions and Garcia suggested to keep it as P4.*

*The Mayor requested that on the adoption of the ordinance it will state the change from P5 to P4.*

*The City Attorney read the caption of the ordinance.*

**ORDINANCE NO. 2024-04**

**AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTIES, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS: R017261 (GENERALLY LOCATED AT 819 HACKBERRY STREET) FROM P3 (NEIGHBORHOOD) TO P4 (MIX); R016445 (GENERALLY LOCATED AT 1006 W 2<sup>ND</sup> STREET) FROM P5 (URBAN CENTER) TO P4 (MIX); R015258 AND R652345 (GENERALLY LOCATED AT 510 MURPHY STREET AND 512 MURPHY STREET, RESPECTIVELY) FROM CS (CIVIC SPACE) TO P4 (MIX); R015268 (GENERALLY LOCATED NORTH OF EAST 4<sup>TH</sup> STREET AND EAST OF MURPHY STREET) FROM P4 (MIX) TO CS (CIVIC SPACE); R051473, R019206, R510028, R015568, R105636, R015559, R015558, R327608 AND R381281 (GENERALLY LOCATED AT 217 SOUTH MAIN STREET, 215 SOUTH MAIN STREET, OAK STREET, 109 BOOTH STREET, 108 EAST OAK STREET, 305 EAST MARTIN LUTHER KING BLVD, 307 EAST MARTIN LUTHER KING BLVD AND 500 SOUTH EAST CARLOS G PARKER BLVD, RESPECTIVELY) FROM P4 (MIX) TO EC (EMPLOYMENT CENTRE); R381282 AND R019150 (GENERALLY LOCATED AT 508 SOUTH EAST CARLOS G. PARKER BLVD AND SOUTH OF CR 395 AND EAST OF CR 101, RESPECTIVELY) FROM P2 (RURAL) TO EC (EMPLOYMENT CENTRE) AND, R006455 (GENERALLY LOCATED AT 4901 FM 619) FROM P2 (RURAL) TO P2C (RURAL COMMERCIAL); AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.**

First reading. No action needed.

8. Hold a public hearing and introduce Ordinance 2024-03, PZ-2023-1954, regarding a request to approve a Voluntary Annexation of approximately 49.913 acres of land generally located south of CR 395 and east of CR 101.

*Tom Yantis, Assistant City Manager introduced the request to approve the voluntary annexation of 49.913 acres of land.*

Councilman Ariola reiterated his concern on how this annexation may affect the district it falls under, District 2.

*The Mayor opened the public hearing at 7:11 pm. With no interest, the public hearing was closed at 7:11 pm*

The City Attorney read the caption ordinance.

### **ORDINANCE NO. 2024-03**

**AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY KNOWN AS HWY 79 TAYLOR OF APPROXIMATELY 49.913 ACRES, LOCATED SOUTH OF COUNTY ROAD 395 AND EAST OF COUNTY ROAD 101 TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED AS WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019150, PART OF AND OUT OF THE EAVES, J.C. SUR., CITY OF TAYLOR EXTRATERRITORIAL JURISDICTION, TAYLOR, WILLIAMSON COUNTY, TEXAS WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS, AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.**

First reading. No action needed.

### **REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION**

Mayor read Executive Session items and adjourned into closed session at 7:13 pm

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

- a. Charter Initiatives and Referendum

9. Reconvene into open session and take any action.

*Mayor Rydell reconvened into open session at 7:48 pm*

10. Receive update on draft resolution and ordinances regarding the referendum, charter petition items and staff recommended charter items.

Jeff Jenkins, Deputy City Manager introduced attorney Charlie Zech for presentation.

*Gary Gola spoke about his open records request regarding the city charter.  
Councilman Ariola expressed that he wants to prevent for future council members to approve an incentive for a development and then get hired at said development. How can this be prevented.  
Attorney Charlie Zech said that the only way to prevent this is by stating it on the incentive agreement itself.*

*Councilman Drummond asked there is no way to enforce charter amendments.  
Mayor Rydell made further comments.  
Councilman Garcia stated the importance of having a charter committee.*

*Motion was made by Councilman Garcia to receive the update as presented.  
Motion was seconded by Councilman Ariola. The motion was carried 4 to 0.*

11. Receive update from Temple College. This item was moved to before the consent agenda.  
Jeff Jenkins introduced Billy Judas External Relations, Dr. Susan Guzman Trevino Pro Vost, and Dede Griffin, Vice President of Workforce Development

*Councilman Garcia spoke about OSHA Training.  
Motion was made by Councilman Garcia to receive the Temple College update as presented.  
Motion was seconded by Councilman Ariola. The motion was carried 4 to 0.*

12. Presentation on Airport Master Plan.  
Stacey Batch, Airport Manager introduced Aviation representatives, Tony Daymos and Terry Campbell

*Tim Mikeska requested that no residential homes be built near the airport for safety concerns.  
  
Motion was made by Councilman Garcia to receive the Airport Master Plan presentation as presented. Motion was seconded by Councilman Drummond.  
Motion was carried 4 to 0.*

13. Consider agreement with the C.T. Brannon Corporation for Architectural/Engineering Services for the Doris Roznovak Aquatic Center reconstruction.  
Tyler Bybee, Parks and Recreation Director made the presentation to consider the agreement with C.T. Brannon Corporation for architectural and engineering services for the Doris Roznovak Aquatic Center reconstruction.

*Motion was made by Councilman Garcia to approve the architectural and engineering services agreement with C.T. Brannon Corporation as presented. The motion was seconded by Councilman Ariola. The motion was carried 4 to 0.*

## **ADJOURN**

**With no further business Mayor Rydell declared the meeting adjourned at 9:04 pm.**

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**Brandt Rydell, Mayor**

**ATTEST:**

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**Rocio Lopez, Executive Assistant**





## *City Council Meeting January 25, 2024 Transmittal Letter*

### STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

**Agenda Item #:** 2  
**Agenda Title:** Receive 2024 City Adopted Events Calendar

**Council Action to be taken:** Receive the list of city adopted special events for FY 2023-24 and consider adding an additional event

**Department Submitted:** Development Services/Parks and Recreation

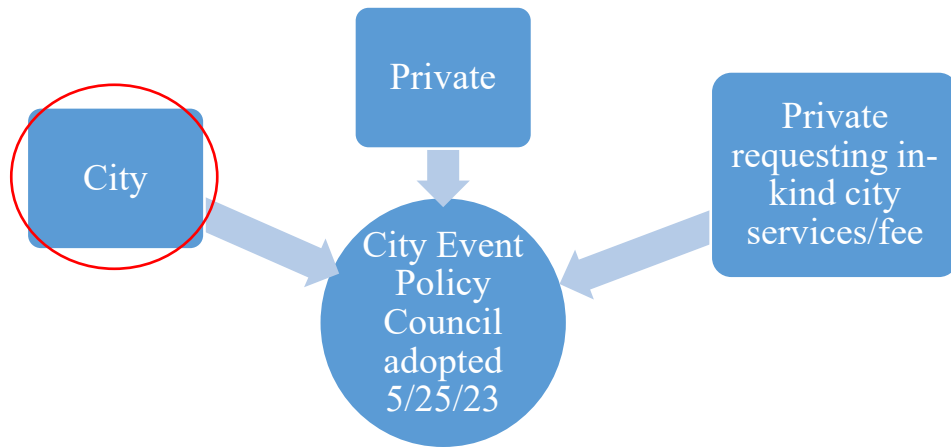
**Staff Contact:** Ruby Fisher, Special Events Coordinator  
Ian Davis, Programs Coordinator

### 1. PURPOSE/DESCRIPTION

The purpose of the agenda item is to present the list of city adopted special events for the remainder of the 23-24 fiscal year ending on September 30, 2024. These are city-funded events approved through the FY 23-24 budget that are either performed solely by the city or cooperatively with a volunteer committee. Previously, these events were presented and approved on a calendar year basis, but beginning with the FY 23-24 budget the events are not approved as part of the annual budget process.

### 2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

At their May 25<sup>th</sup>, 2023 meeting, City Council approved Ordinance 2023-14, updating the City Special Events Policy. Under this policy events were broken out into three categories: City adopted event, private event requesting fee or in-kind consideration, and private event. The calendar, attached herein, only lists city adopted special events.



At their June 8<sup>th</sup>, 2023 meeting, City Council approved a list of city adopted special events for the calendar year of 2023.

The list attached includes all city adopted special events for the remainder of FY 23-24 ending on September 30<sup>th</sup>, 2024.

In the schedule of city events, staff is recommending incorporating one new event with the justification that it increases quality of life:

1. Bike Rodeo

### **3. PROS and CONS**

N/A

### **4. RECOMMENDATION**

Council receive the list of city adopted events for FY 23-24 and consider approving the addition of the Bike Rodeo.

### **5. FUNDING SOURCE**

FY2023-24 General Fund

### **6. TIMELINE**

N/A

### **7. OTHER OPTIONS (In order of preference)**

N/A

### **8. ATTACHMENTS**

2a. [FY 2023 - 2024 List of City Adopted Events](#)

### **City Adopted Events – FY 2023 - 2024**

| DATE           | EVENT                                        |
|----------------|----------------------------------------------|
| October 3rd    | National Night Out                           |
| October 14th   | 2nd Saturday Shop and Stroll                 |
| October 19th   | Music on Main Concert                        |
| October 28th   | Main Street Car Show                         |
| November 11th  | 2nd Saturday Shop and Stoll                  |
| November 11th  | Arbor Day                                    |
| November 25th  | Shop Small Saturday                          |
| December 2nd   | Christmas Parade and Tree Lighting           |
| December 9th   | 2nd Saturday Shop and Stoll                  |
| January 13th   | 2nd Saturday Shop and Stroll                 |
| January 15th   | Martin Luther King Jr. Day Celebration March |
| February 10th  | 2nd Saturday Shop and Stroll                 |
| March 9th      | 2nd Saturday Shop and Stroll                 |
| March 23rd     | Bike Rodeo (Requested Addition)              |
| March 30th     | Easter Egg Hunt                              |
| April 13th     | 2nd Saturday Shop and Stroll                 |
| April 18th     | Music on Main Concert                        |
| April 21st     | Kite Day                                     |
| May 4th        | Blackland Prairie Day                        |
| May 11th       | 2nd Saturday Shop and Stroll                 |
| May 16th       | Music on Main Concert                        |
| May 27th       | Memorial Day Service                         |
| June 8th       | Movies in the Park                           |
| June 8th       | 2nd Saturday Shop and Stroll                 |
| June 15th      | Juneteenth Celebration                       |
| June 19th      | Juneteenth Parade                            |
| June 20th      | Music on Main Concert                        |
| June 22nd      | Pounds of Plenty                             |
| July 4th       | July 4th Event and Fireworks                 |
| July 13th      | 2nd Saturday Shop and Stroll                 |
| August 10th    | 2nd Saturday Shop and Stroll                 |
| August 16th    | Movies in the Park - Back to School Bash!    |
| September 11th | 9-11 Memorial March and Patriot Day Program  |
| September 14th | 2nd Saturday Shop and Stroll                 |
| September 19th | Music on Main Concert                        |
| September 28th | Kid Fish                                     |



# City Council Meeting

## January 25, 2024

### Transmittal Letter

#### STRATEGIC PILLAR

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

**Agenda Item #:**

3

**Agenda Title:**

**Consider Ordinance 2024-01, PZ-2022-1920, regarding a request to approve a New Neighborhood and Employment Center Plan of approximately 99.99 acres of land generally located northwest of Backwood Pass referred to as the Davis Tract Phase II.**

**Council Action to be taken:** Consider adopting ordinance

**Department Submitted:** Development Services

**Staff Contact:** Tom Yantis, Assistant City Manager

#### 1. PURPOSE/DESCRIPTION

The applicant has partaken in a charrette process with the City's urban design consultant and have brought together a product that aligns with the Envision Taylor Comprehensive Plan for a total of approximately 378 units of mixed residential units and an approximate total of 218,000 square feet of commercial and office use.

#### 2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In summary, the applicant's request to approve the New Neighborhood and Employment Center Plan, that incorporates a mix of residential, commercial and office uses in a variety of building types is consistent with the Comprehensive Plan in the proposed location. The results of the New Neighborhood and Employment Center Plan will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a grid-like pattern and incorporate a variety of housing types.

#### 3. PROS and CONS

| <u>PROS</u>                                                                                                                                                                          | <u>CONS</u>                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <ul style="list-style-type: none"><li>Consistent with the Comprehensive Plan for a Regional Employment Center.</li><li>Good transition from Industrial to New Neighborhood</li></ul> | <ul style="list-style-type: none"><li>N/A</li></ul> |

#### **4. RECOMMENDATION**

At their December 12, 2023, meeting the Planning and Zoning Commission recommended approval to the City Council for the proposed zoning amendment.

#### **5. FUNDING SOURCE**

N/A

#### **6. TIMELINE**

Planning and Zoning Commission public hearing and recommendation – December 12, 2023

City Council public hearing and ordinance introduction – January 11, 2024

City Council consideration of ordinance approval – January 25, 2024

#### **7. OTHER OPTIONS (In order of preference)**

N/A

#### **8. ATTACHMENTS**

- 3a. [Staff Report](#)
- 3b. [Letter of Intent from the Applicant](#)
- 3c. [Location Map](#)
- 3d. [Existing Zoning Map, Growth Sector Map, FLUM](#)
- 3e. [Notification Map](#)
- 3f. [Ordinance 2024-01](#)
  - 3f.a Survey/Field Notes – [Exhibit A](#)
  - 3f.b Master Plan and Standards – [Exhibit B](#)
- 3g. [PowerPoint presentation](#)

**City of Taylor**  
**PZ-2022-1920**  
**New Neighborhood and Employment Center Plan**  
**Staff Report**

**Item Details**

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject Property:</b>  | Davis Tract Phase II                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Total Acreage:</b>     | Approximately 118 acres                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Legal Description:</b> | Part of and out of the James C. Eaves Survey, and the George M. Reese Survey, City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.                                                                                                                                                                                                                                                                                                             |
| <b>Applicant:</b>         | Luke Caraway, Viewpoint Engineering                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Property Owner(s):</b> | Dharma Rajah, Epitome Development                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Request:</b>           | A request to approve a New Neighborhood and Employment Center Plan on approximately 118 acres of land that is pending annexation known as the Davis Tract Phase II, generally located west of Backwood Pass, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, and R019651, part of and out of the James C Eaves Survey, George M. Reese Survey, Taylor Extra-Territorial Jurisdiction, Williamson County, Texas. |
| <b>Case History:</b>      | This is the first hearing of this request.                                                                                                                                                                                                                                                                                                                                                                                                                         |

**Overview of Applicant's Request & Background**

The subject property consists of approximately 118 acres. All of Davis Tract Phase II lies within the Extraterritorial Jurisdiction of the City of Taylor and will be voluntarily brought into the city limits in conjunction with this new plan request.

The applicant participated in a charrette process with the City's urban design consultant and has completed a plan that aligns with the Envision Taylor Comprehensive Plan and the New Land Development Code for a total of 378 mixed residential units, 68,000 square feet of mixed-use commercial and 149,800 square feet of mixed-use office and a proposed elementary school site.

The Residential Planned Development for Davis Tract Phase I (PZ-2022-1594) was approved by the City Council in October 2023.

**Location:**

The subject property Phase II is located in southwest Taylor outside the Carlos Parker loop across the street from Taylor High School, west of the Castlewood neighborhood and immediately west of Backwood Pass.

**Physical and Natural Features:**

The subject property consists of approximately 118 acres of land that is relatively flat surrounded by agricultural land on the north, south and west with single family homes to the east.

### **Growth Sector Designations:**

The current Growth Sector is Controlled Growth Sector Tier II. Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion.

### **Future Land Use and Zoning Designations:**

The subject property was assigned the Future Land Use designation of Employment Center: Special Zone and Neighborhood Greenfield. Employment Centers are areas within the community that are intended to provide locations for major employment and industrial development. As such, these areas may not be able to meet the development standards or character of the other neighborhood development patterns. Employment Centers should still be developed in a manner that is consistent with the City's overall master plans, street network, and adjacent neighborhoods, but may require modifications to block dimensions, civic space locations, building types and sizes, etc. The Neighborhood Greenfield land use designation is intended to provide areas for new communities that contain a wide mix of residential uses and neighborhood services and should be an extension of the existing urban fabric of Taylor.

The property is currently within the extraterritorial jurisdiction and therefore zoning will become effective upon annexation.

The surrounding properties are:

| <b>Direction</b> | <b>Place Type Zoning</b> | <b>Growth Sector</b>                   | <b>Future Land Use</b>     | <b>Existing Land Use</b>                                              |
|------------------|--------------------------|----------------------------------------|----------------------------|-----------------------------------------------------------------------|
| <b>North</b>     | ETJ/<br>R-1: RPD         | Controlled<br>Growth Sector<br>(G-2.2) | EC: Special Zone           | Vacant Agricultural<br>Land                                           |
| <b>South</b>     | R2.5: Large<br>Lot       | Infill<br>Neighborhood<br>Sector (G-4) | Neighborhood<br>Greenfield | Infrastructure for<br>residential subdivison<br>is under construction |
| <b>East</b>      | P3:<br>Neighborhood      | Infill<br>Neighborhood<br>Sector (G-4) | Neighborhood<br>Infill     | Residential<br>Development-Single<br>Family and TH                    |
| <b>West</b>      | ETJ (No<br>Zoning)       | Controlled<br>Growth Sector<br>(G-2.2) | EC: Special Zone           | Vacant Agricultural<br>Land                                           |

### **Transportation**

The subject property gains access from the streets within the adjacent Castlewood development from W. Wesley Miller Ln., and Backwood Pass. Preliminary neighborhood designs within the New Plan standards have identified an internal thoroughfare network consisting of a variety of thoroughfare types that describe a set of typical vehicular and pedestrian thoroughfare assemblies permitted.

### **Utilities**

The subject property is located within the City of Taylor water CCN. There is an eight (8) inch water line on Pebblestream Pass and Backwood Pass. There is a six (6) inch wastewater line on Backwood Pass and Pebblestream Pass.

### **Public Notification**

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Eleven (12) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 1, 2023.

### **Staff Analysis**

Upon analyzing the request, the proposed mix of land uses are consistent with the Comprehensive Plan. The uses are consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
  - The development provides internal street connectivity and follows the traditional small block pattern of Taylor.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
  - Developing in an area with existing infrastructure and allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.
- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
  - The applicant has proposed a variety of residential housing types with varying lot sizes.
- **LU3** - New mixed-use centers should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.
- **LU8** - A jobs-housing balance that supports people living and working in Taylor should be encouraged.

In summary, the applicant's request to approve the New Neighborhood and Employment Center Plans incorporates a variety of residential housing types and mixed-use is consistent with the Comprehensive Plan in the proposed location. The applicant's use of the urban design consultant has allowed for collaboration between the applicant and the city. The results of the New Plan will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a small block, grid street network, remain within an area with existing utilities, and incorporate a variety of housing types and mixed use.

### **Staff Recommendation**



For the reasons stated in the staff analysis, staff recommends approval of the New Neighborhood and Employment Center Plan.

### **Planning and Zoning Commission Recommendation**

The Planning and Zoning Commission is charged with reviewing all requests for New Neighborhood and Employment Center Plans and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a New Neighborhood and Employment Center Plan, the Planning and Zoning Commission members consider the following factors:

#### **Is the plan consistent with the Comprehensive Plan?**

- The proposed plan is consistent with the Comprehensive Plan.

#### **Is the plan compatible with the surrounding area?**

- The proposed plan is compatible with the surrounding area.

#### **Does the plan promote the public health, safety, or general welfare?**

- Staff analysis determined that the plan will promote public health, safety, and general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the immediate area through the development southeast of the property. The developer will be responsible for extending utilities through the proposed new neighborhood and employment center.

#### **Do current conditions indicate that a plan is necessary?**

- In order for this property to develop, a New Neighborhood and Employment Center Plan is required. The New Plan allows the subject property to consist of a more walkable community with varying lot sizes, mixed-use, mixed-retail, and civic spaces throughout the property.

### **Attachments:**

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sector Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
  - a. Exhibit A – Survey
  - b. Exhibit B – Planned Development Master Plan & Standards



8512 Bestride Bend  
Austin, TX 78744  
Phone: 512-779-9464  
Viewpointengineering.com

RE: Planned Development Application Letter of Intent

Mr Yantis,

It is my sincere pleasure to present a planned development zoning submittal for a 100 acre tract currently primarily located within the City of Taylor ETJ. This area was integrated into the City of Taylor Comprehensive Plan as amended by City Council on May 12, 2022. The future land use map located within the aforementioned comprehensive plan identifies the tract under two general use categories: Neighborhood Greenfield and Special Employment District.

A portion of the tract is located within the Neighborhood Greenfield District. The comprehensive plan states the following pertaining to anticipated development located with this designation, "The greenfield areas should include a mix of residential building types and neighborhoods serving retail and services". My team is proposing a mixture of 40' and 45' lots in this area. Roughly 73% of the lots shown in our existing concept plan are park facing and alley loaded product, allowing for basically 3 different housing approaches within the area. We sincerely believe this approach to design will provide enhanced character to the development with cleaner looking street yards and that this puts a specific emphasis on the pedestrian experience by providing clear separation between spaces designed for vehicular traffic and spaces design for pedestrian connectivity. This area of the development also containing lot fronting open space is interconnected to different parts of the development, including tract 2, which is designated for education, higher density residential, and business district uses. We are excited about the experience this creates for residents of the community where they will have the ability to walk out the door and bike/walk to a local commercial spot in a traffic free, planted environment. Our team can use landscaping requirements for the open space fronting residences and instead plant those trees in the adjacent open space to create a shaded vegetated path for the end user.

Another portion of the tract is being proposed as a roughly 60 acre mixed use tract contemplating 5 acres of business district, 13.5 acres of multi-family, a 12 acre elementary school site, and 15 acres medium density single-family for rent. The single-family for rent would incorporate transitional medium-density residential options such as cottage housing or townhomes. The area will be well connected by the proposed neighborhood avenue (80' ROW) and collector boulevard (100' ROW). These streets were incorporated into the existing plan shown in the application package as exhibit a and they are referenced in the the City of Taylor's master thoroughfare plan

Please note although we are providing review staff with a conceptual exhibit we are simply doing so to provide the City's third party planning staff with our vision of the property. It is our intention to pursue option 2, collaborative design, as discussed in my previous email correspondence with Mr. Yantis and Ms Shelton dated July 26.

Also included in this Submittal page package are the following requires items:

- Applications with signature
- ALTA survey w Metes and Bounds and legal description

We sincerely look forward to working with staff to continue to optimize this conceptual plan into something the City of Taylor and the developer can be proud of. Please feel free to contact me directly at 512-779-9464.

Warm Regards,

A handwritten signature in black ink that reads "Luke Caraway". The signature is fluid and cursive, with the first name "Luke" and last name "Caraway" clearly distinguishable.

Luke Caraway, P.E.  
President  
Lcaraway@viewpointengineering.com

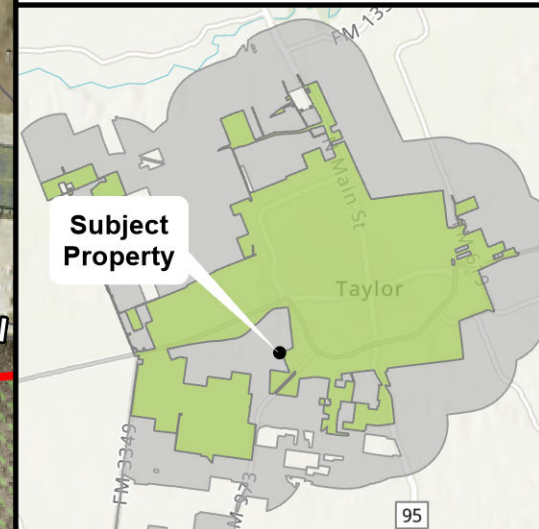
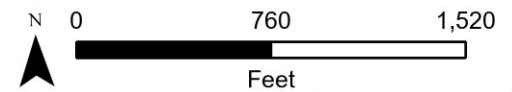




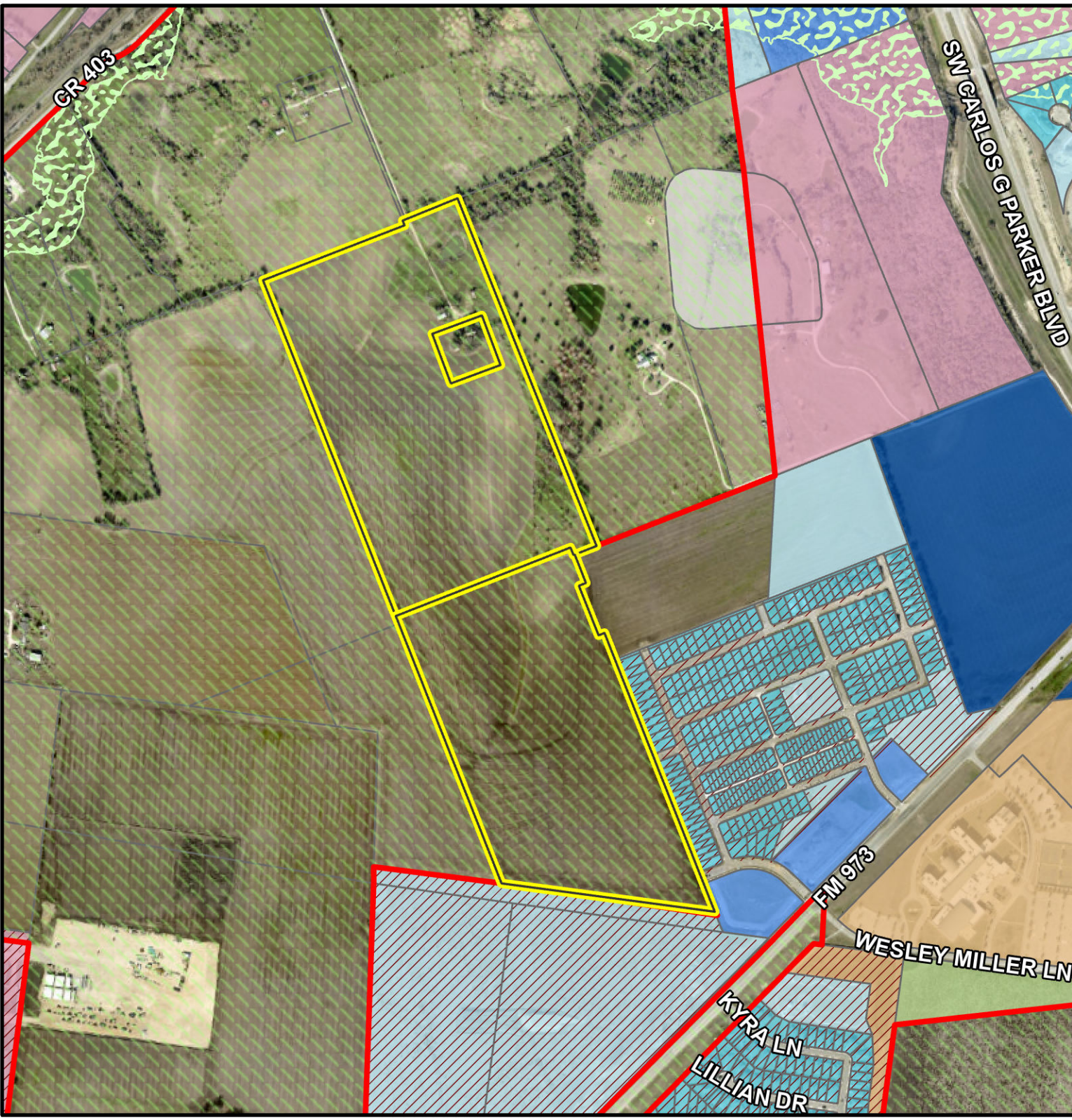
## PZ-2023-1920

Generally located west of  
Backwood Pass  
Rezoning & Annexation  
Location Map  
Approximately 117 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels



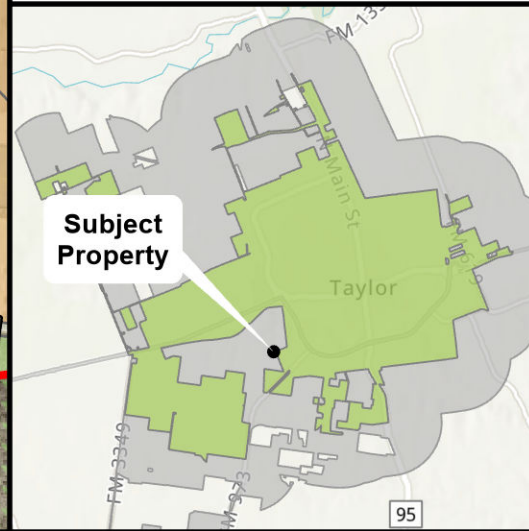
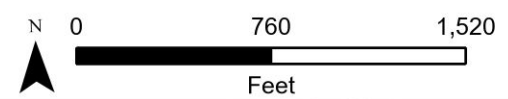




## PZ-2023-1920

Generally located west of  
Backwood Pass  
Rezoning & Annexation  
Current Zoning Map  
Approximately 117 acres

| City Limits                 | Place Type Zoning     |
|-----------------------------|-----------------------|
| ETJ Boundary                | P2: Rural             |
| Subject Property            | R2.5: Large Lot       |
| Parcels                     | P3: Neighborhood      |
| Overlay Zoning              | P4: Mix               |
| Planned Development Overlay | P5: Urban Center      |
| P1: Nature                  | EC: Employment Center |
|                             | CS: Civic Space       |
|                             | Unknown               |



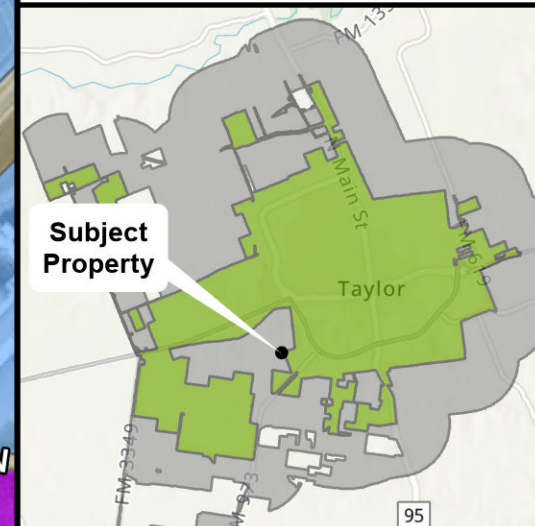
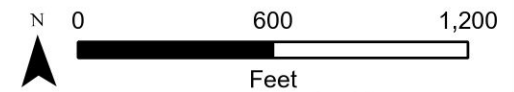




## PZ-2023-1920

Generally located west of  
Backwood Pass  
Rezoning & Annexation  
Growth Sector Map  
Approximately 117 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- Growth Sector**
  - Reserved Open Sector (O-2)
  - Future Growth Sector (G-1)
  - Controlled Growth Sector Tier II (G-2.2)
  - Intended Growth Sector (G-3)
  - Infill Neighborhood Sector (G-4)



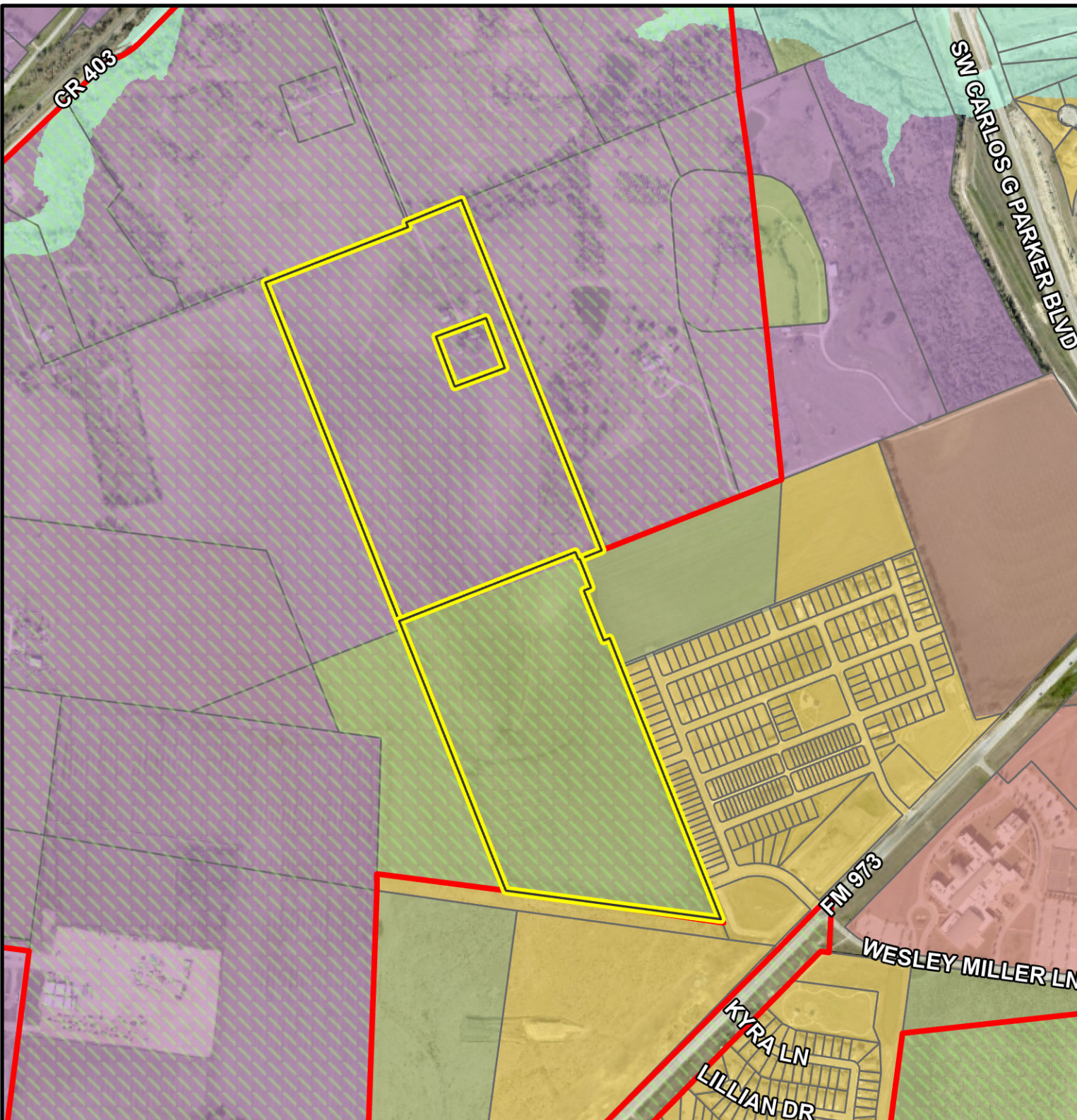
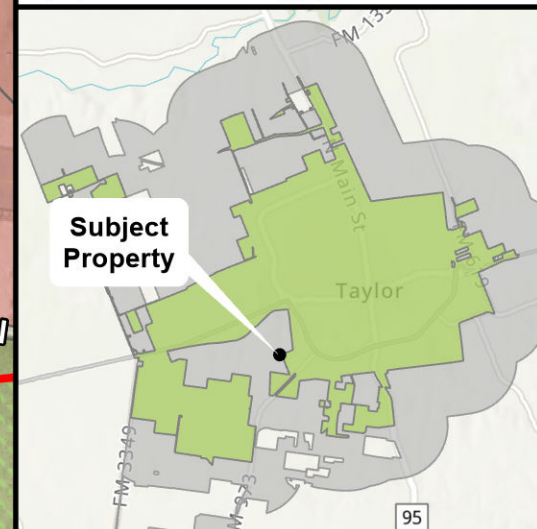
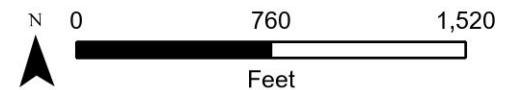




## PZ-2023-1920

Generally located west of  
Backwood Pass  
Rezoning & Annexation  
Future Land Use Map  
Approximately 117 acres

|                         |                          |
|-------------------------|--------------------------|
| City Limits             | Civic: Community         |
| ETJ Boundary            | Employment: Community    |
| Subject Property        | Employment: Special Zone |
| Parcels                 | Market: Community        |
| <b>Future Land Use</b>  |                          |
| Neighborhood Greenfield | Open Space               |
| Neighborhood Infill     |                          |



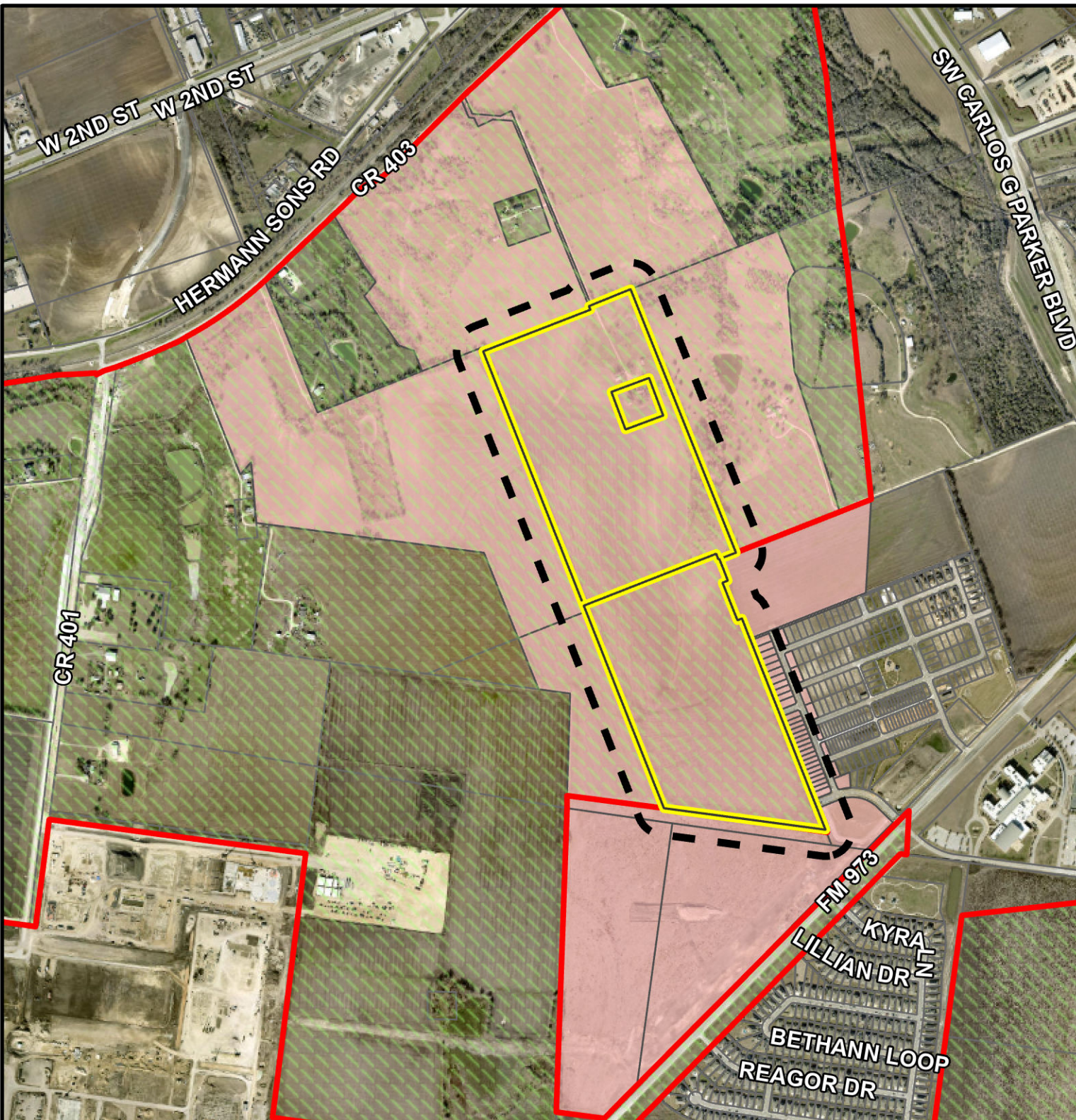
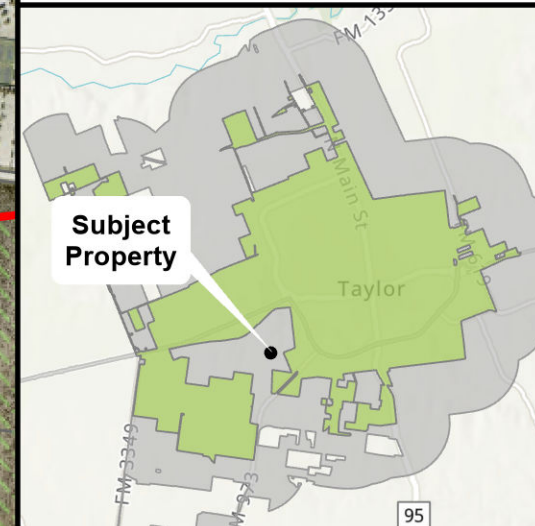
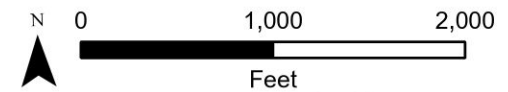




## PZ-2023-1920

Generally located west of  
Backwood Pass  
Rezoning & Annexation  
Notification Map  
Approximately 117 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft Buffer
- Notified Properties
- Parcels





## **ORDINANCE NO. 2024-01**

**AN ORDINANCE CHANGING THE ZONING OF A PROPERTY DESCRIBED AS THE DAVIS TRACT PHASE II FROM THE EXTRA-TERRITORIAL JURISDICTION TO A NEW NEIGHORHOOD PLAN AND EMPLOYMENT CENTER PLAN ON APPROXIMATELY 99.99 ACRES OF LAND PENDING ANNEXATION LOCATED WEST OF BACKWOOD PASS, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCELS R019951, R019181, AND R019651, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, AND THE GEORGE M. REESE SURVEY, CITY OF TAYLOR, AND CITY OF TAYLOR EXTRATERRITORIAL JURISDICTION, TAYLOR, WILLIAMSON COUNTY, TEXAS; 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 11, 2023, 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 of approximately 99.99 acres) from the Extra-Territorial Jurisdiction to a New Neighborhood Plan and Employment Center Plan, referred to as the Davis Tract Phase II; and

**WHEREAS**, the Planning and Zoning Commission, after proper notice, conducted a public hearing on December 12, 2023, 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 for the approximate 99.99 acres from the zoning upon annexation from the Extra-Territorial Jurisdiction to a New Neighborhood Plan and Employment Center Plan referred to as the Davis Tract Phase II.

**SECTION 3.** The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed for the approximate 99.99 acres New Neighborhood and Employment Center Plan as shown in Exhibit “B” attached hereto for all purposes.

**SECTION 4.** All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

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

**SECTION 6.** In accordance with Article VIII of the City Charter, Ordinance 2024-01 was introduced before the Taylor City Council on the 11th day of January 2024.

PASSED, APPROVED, and ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brandt Rydell, Mayor

ATTEST:

\_\_\_\_\_  
Dianna McLean, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Schroeder,  
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-01, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ 2024, 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 \_\_\_\_\_ 2024.

---

Dianna McLean  
City Clerk

**EXHIBIT A**

**(Legal Description/Survey)**

**EXHIBIT B**

**(Standards & Master Plan)**





# **ASH & ASSOCIATES**

## **SURVEYING - MAPPING - PLANNING**

*"Serving the Community of Texas"*

142 Jackson Lane  
San Marcos, Texas 78666  
Phone: 512-392-1719  
ashandassociates.net

**STATE OF TEXAS  
COUNTY OF WILLIAMSON**

**REM. (-) S&E ANNEXATION TRACT  
99.990 ACRES  
GM REESE & JC EAVES SURVEYS**

**BEING A 99.990 ACRE TRACT OF LAND SITUATED IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533 AND THE JAMES C. EAVES SURVEY ABSTRACT NO. 214, WILLIAMSON COUNTY, TEXAS, THE SAME BEING ALL THAT CERTAIN 54.911 ACRE TRACT OF LAND CALLED TRACT 1 AND A PORTION OF THAT CERTAIN 70.644 ACRE TRACT OF LAND CALLED TRACT 2, AS CONVEYED BY DEED DATED DECEMBER 9, 2021 TO TAYLOR 973, LLC, RECORDED IN DOCUMENT NO. 2021188725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 3 inch buried metal fence post found at the south corner of said Taylor 973, LLC, called 70.644 acre Tract 2, for the south corner of the herein described tract of land, same being at the common east corner of that certain called 90.65 acre tract of land conveyed to T.W. Ford, LP, by deed dated June 1, 2017, recorded in Document No. 2017050597, Official Public Records, Williamson County, Texas, and being in the north line of that certain called 69.993 acre tract of land conveyed to Castlewood South, LLC, by deed dated June 4, 2021, recorded in Document No. 2021084226, Official Public Records, Williamson County, Texas;

**THENCE** North  $21^{\circ}34'49''$  West ( $N21^{\circ}34'35''$ W Record), with the northeast line of said Ford called 90.65 acre tract and the common southwest line of said Taylor 973, LLC, called 70.644 acre Tract 2, at an approximate distance of 1556 feet passing the northwest line of said George M. Reese Survey and the common southeast line of said James C. Eaves Survey, at a distance of 1597.78 feet passing the west corner of said Taylor 973, LLC, called 70.644 acre Tract 2 and the common south corner of said Taylor 973, LLC, called 54.911 acre Tract 1, and continuing on with the northeast line of said Ford called 90.65 acre tract and the common southwest line of said called 54.911 acre Tract 1, a total distance of **3610.80 feet** (3611.39' Record) to a 1/2" iron rod found at the west corner of said called 54.911 acre Tract 1, for the west corner of the herein described tract of land, same being at a south corner of that certain called 52.501 acre tract of land conveyed to Taylor 53 Business, LLC, by deed dated October 29, 2021, recorded in Document No. 2021166275, Official Public Records, Williamson County, Texas;

**THENCE North 68°46'43" East (N68°46'54"E Record)** with the northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1 and the common southeast line of said Taylor 53 Business, LLC, called 52.501 acre tract, along the meander of a wire fence, at a distance of 852.54 feet (852.58' Record) passing a 1" iron pipe found, and continuing on for a total distance of **864.85 feet** (864.99' Record) to a 1/2" iron rod with cap "Chaparral" found at the east corner of said Taylor 53 Business, LLC, called 52.501 acre tract and a common interior corner of said Taylor 973, LLC, called 54.911 acre Tract 1, for an interior corner of the herein described tract of land, and from which a 1" bent iron pipe found bears North 68°55'04" East, a distance of 17.93 feet;

**THENCE North 22°28'28" West (N22°20'19"W Record)** with a northeast line of said Taylor 53 Business, LLC, called 52.501 acre tract and a common southwest line of said Taylor 973, LLC, called 54.911 acre Tract 1, a distance of **35.94 feet** (36.05' Record) to a 1/2" iron rod with cap "RPLS 2547" found at the northerly west corner of said 54.911 acre Tract 1, for a northerly west corner of the tract of land herein described, same being at the common south corner of that certain 0.873 acre tract of land called Tract 3, as conveyed by deed dated December 9, 2021 to Taylor 973, LLC, recorded in Document No. 2021188725, Official Public Records, Williamson County, Texas, and being in the northwest line of the said James C. Eaves Survey and the common southeast line of the H.G. Johnson Survey, Abstract No. 348;

**THENCE North 68°47'56" East (N68°43'57"E Record)**, with the J.C. Eaves/H.G. Johnson Survey line and a northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1, a distance of **17.99 feet** (18.02' Record) to a 1/2" iron pipe found at an east corner of said Taylor 973, LLC, called 0.873 acre Tract 3 and a common corner of said Taylor 973, LLC, called 54.911 acre Tract 1, for a corner of the herein described tract of land, same being at the south corner of that certain called 142.37 acre tract of land conveyed to John Bohls by deed dated January 19, 1907, recorded in Volume 123, Page 191, Deed Records, Williamson County, Texas;

**THENCE North 68°46'34" East (N68°46'48"E Record)**, with the southeast line of said Bohls called 142.37 acre tract, the common northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1 and said J.C. Eaves/H.G. Johnson Survey line, along the meanders of a wire fence, a distance of **298.64 feet** (298.69' Record) to 1/2" iron rod found at the north corner of said called 54.911 acre Tract 1, for the north corner of the herein described tract of land, same being at the common west corner of that certain called 45.83 acre tract of land, conveyed to J. Patrick and Beverly K. Quinn by deed dated September 25, 1996, recorded in Document No. 1996052460, Official Public Records, Williamson County, Texas;

**THENCE South 21°33'08" East (S21°33'03"E Record)**, with the northeast line of said Taylor 973, LLC, called 54.911 acre Tract 1 and the common southwest line of said J. Patrick and Beverly K. Quinn called 45.83 acre tract, along the meanders of a wire fence, a distance of **2086.64 feet** (2087.00' Record) to a 1/2" iron rod found at the east corner of said called 54.911 acre Tract 1 and the common south corner of said Quinn called 45.83 acre tract, for an east corner of the herein described tract of land, same being in the northwest line of the aforesaid Taylor 973, LLC, called 70.644 acre Tract 2, and the afore-mentioned Eaves/Reese Survey line;

**THENCE South 68°35'33" West (S68°34'59"W Record), with the southeast line of said Taylor 973, LLC, called 54.911 acre Tract 1, the common northwest line of said called 70.644 acre Tract 2, and the said Eaves/Reese Survey line, a distance of 125.33 feet to a corner of the herein described tract of land, and from which a common corner of said tracts 1 and 2, bears South 68°35'33" West (S68°34'59" W Record), a distance of 8.04 feet;**

**THENCE through and severing said Taylor 973, LLC, called 70.644 acre Tract 2, the following courses and distances numbered (1) through (5):**

**1) South 20°51'11" East, a distance of 170.39 feet to corner;**

**2) South 68°35'08" West, a distance of 40.89 feet to corner;**

**3) South 21°26'02" East, a distance of 295.44 feet to corner;**

**4) North 68°24'19" East, a distance of 34.93 feet to corner;**

**5) South 21°54'48" East, a distance of 160.00 feet to a 1/2" iron rod found at an interior corner of said Taylor 973, LLC. called 70.644 acre Tract 2, and the common west corner of Castlewood Subdivision Phase 2, an addition to Williamson County, Texas, according to the map thereof recorded in Document No. 2022074792, Official Public Records, Williamson County, Texas;**

**THENCE with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common southwest line of said Castlewood Subdivision Phase 2, the following courses and distances numbered (1) and (2):**

**1) South 21°38'06" East (S21°35'30"E Record), a distance of 514.60 feet (514.66' Record) to a 6 inch steel pipe post found for corner;**

**2) South 21°34'27" East (S21°35'30"E Record), at a distance of 80.4 feet passing the centerline of Blaze Trail, a 50 foot public right-of-way, and continuing on for a total distance of 759.37 feet to a 1/2" iron rod found for corner at a south corner of said Castlewood Subdivision Phase 2 and a common west corner of Wesley Miller Lane, a 70 foot public right-of-way, as shown by plat of Castlewood Subdivision Phase 1, an addition to Williamson County, Texas, according to the map thereof recorded in Document No. 2021152781, Official Public Records, Williamson County, Texas;**

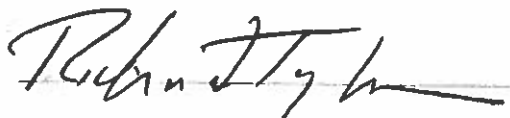
**THENCE South 21°26'07" East (S21°35'25"E Record), continuing with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2, a distance of 70.01 feet (70.00' Record) to a 1/2" iron rod found for corner at a south corner of said Castlewood Subdivision Phase 1, a south corner of said Wesley Miller Lane, and a common west corner of Castlewood Subdivision Phase 3, an addition to Williamson County, Texas, according to the afore-mentioned map thereof recorded in Document No. 2022074792, Official Public Records, Williamson County, Texas;**

**THENCE South 21°38'36" East (S21°35'30"E Record)**, continuing with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common southwest line of said Castlewood Subdivision Phase 3, a distance of **162.78 feet** to a 1/2" iron rod with cap "Chaparral" found at the east corner of said called 70.644 acre Tract 2, for an east corner of the herein described tract of land, same being at an east corner of the of the afore-mentioned called 69.993 acre tract of land conveyed to Castlewood South, LLC, by deed dated June 4, 2021, recorded in Document No. 2021084226, Official Public Records, Williamson County, Texas, and from which a 1/2" iron rod with cap "Haynie Consulting" found in the south line of said George M. Reese Survey and the common north line of the HT&B RR. CO. Survey, Section 6, Abstract No. 211, a corner of said Castlewood Subdivision Phase 3 and a common interior corner of said called 69.993 acre tract, bears South 21°31'48" East (S21°35'30"E Record), a distance of 127.72 feet (127.58' Record);

**THENCE North 82°37'18" West (N82°38'12"W Record)**, with the southeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common north line of said Castlewood South, LLC, called 69.993 acre tract a distance of **1196.62 feet** (1196.79' Record) to the **POINT OF BEGINNING** and **CONTAINING 99.990 ACRES OF LAND.**

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS CENTRAL ZONE) & NAD83 (HORIZONTAL).

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during May 17, 2022, and is true and correct to the best of my knowledge and belief.



Richard H. Taylor  
Registered Professional Land Surveyor  
No. 3986 State of Texas

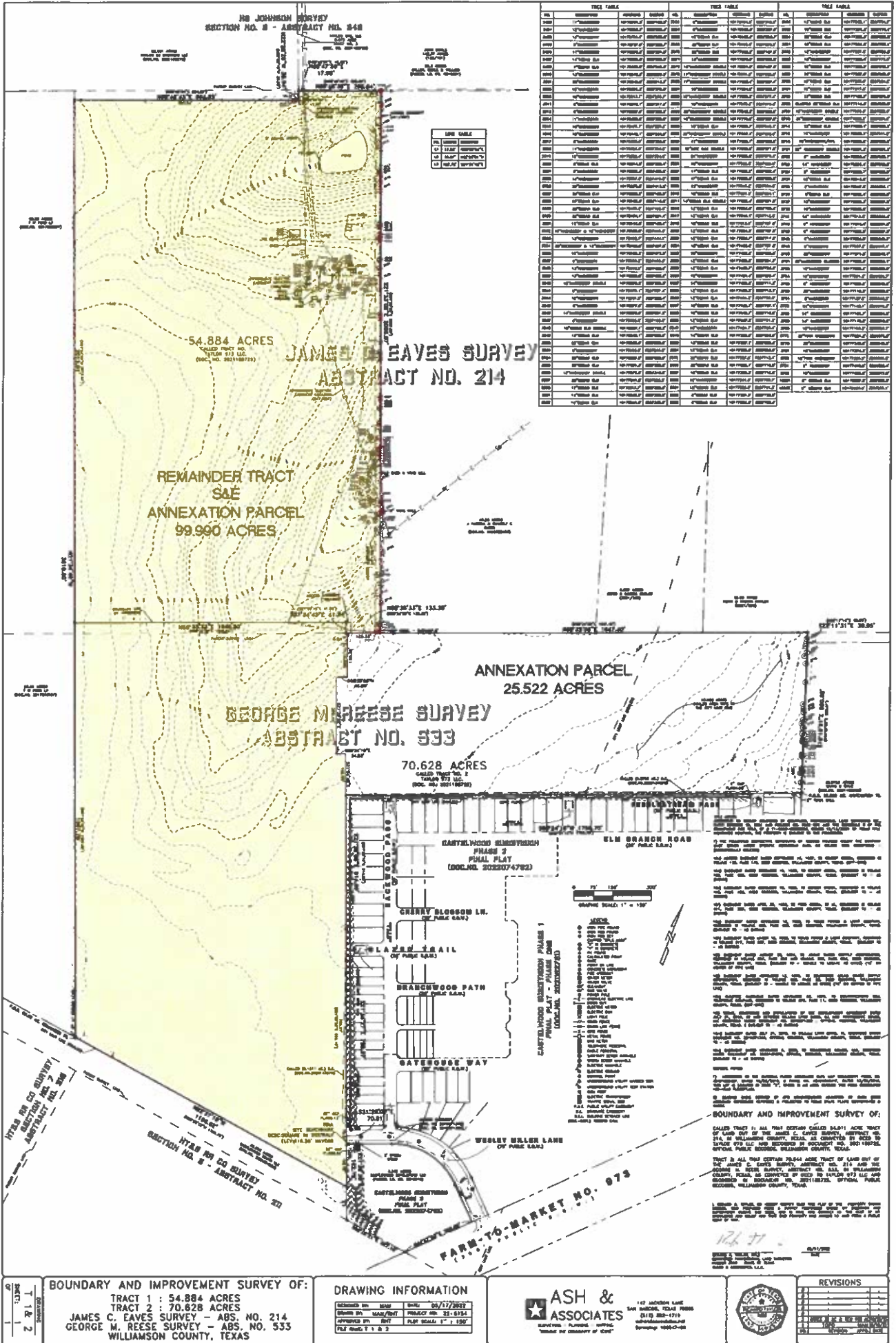
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Job: 22-8154

10/23/2023

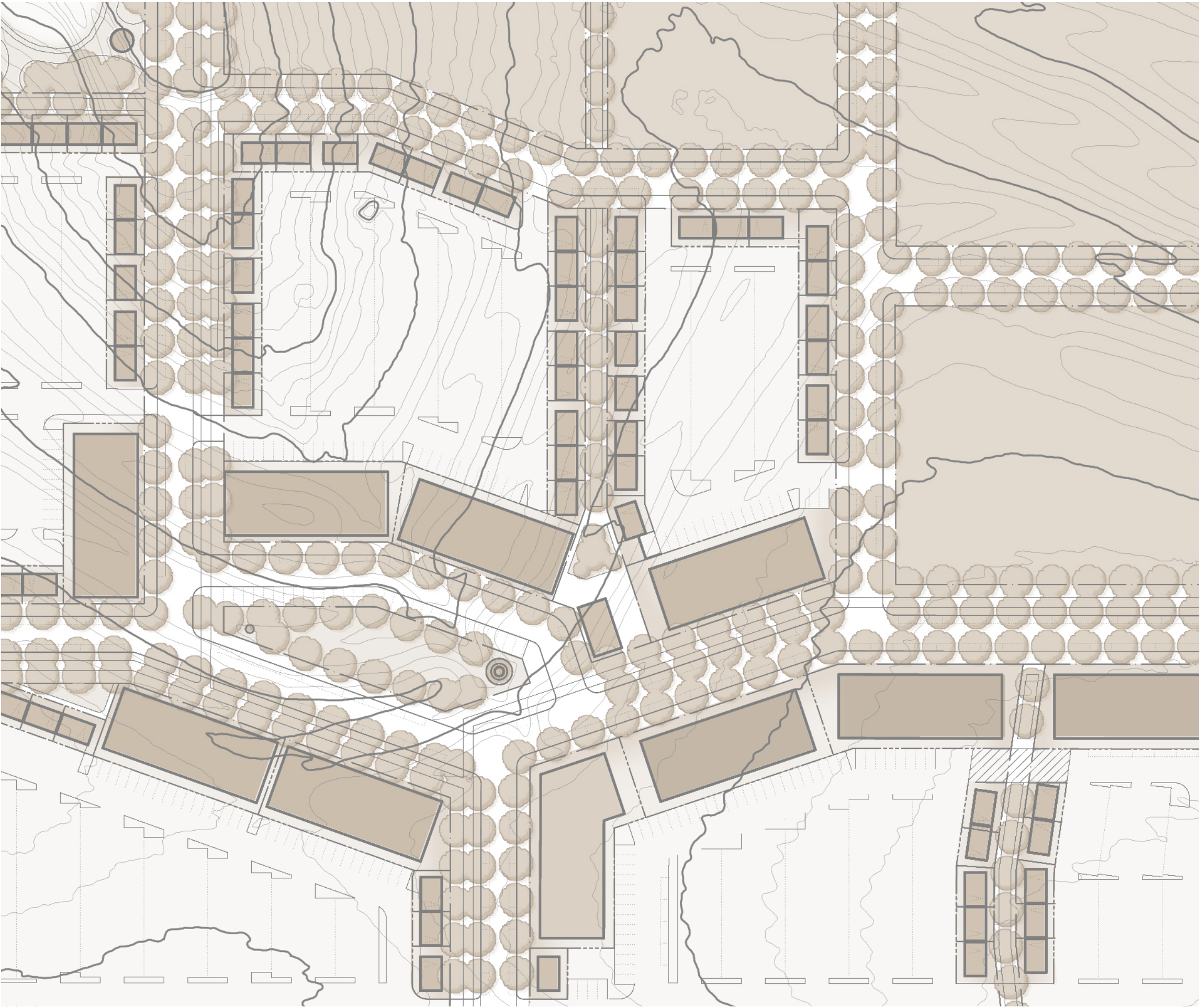
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A MASTER PLAN FOR

# DAVIS TRACT

## PHASE 2

TAYLOR, TEXAS

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|          | <i>See separate PD Standards document.</i> |         |

For

**The City of Taylor, Texas**

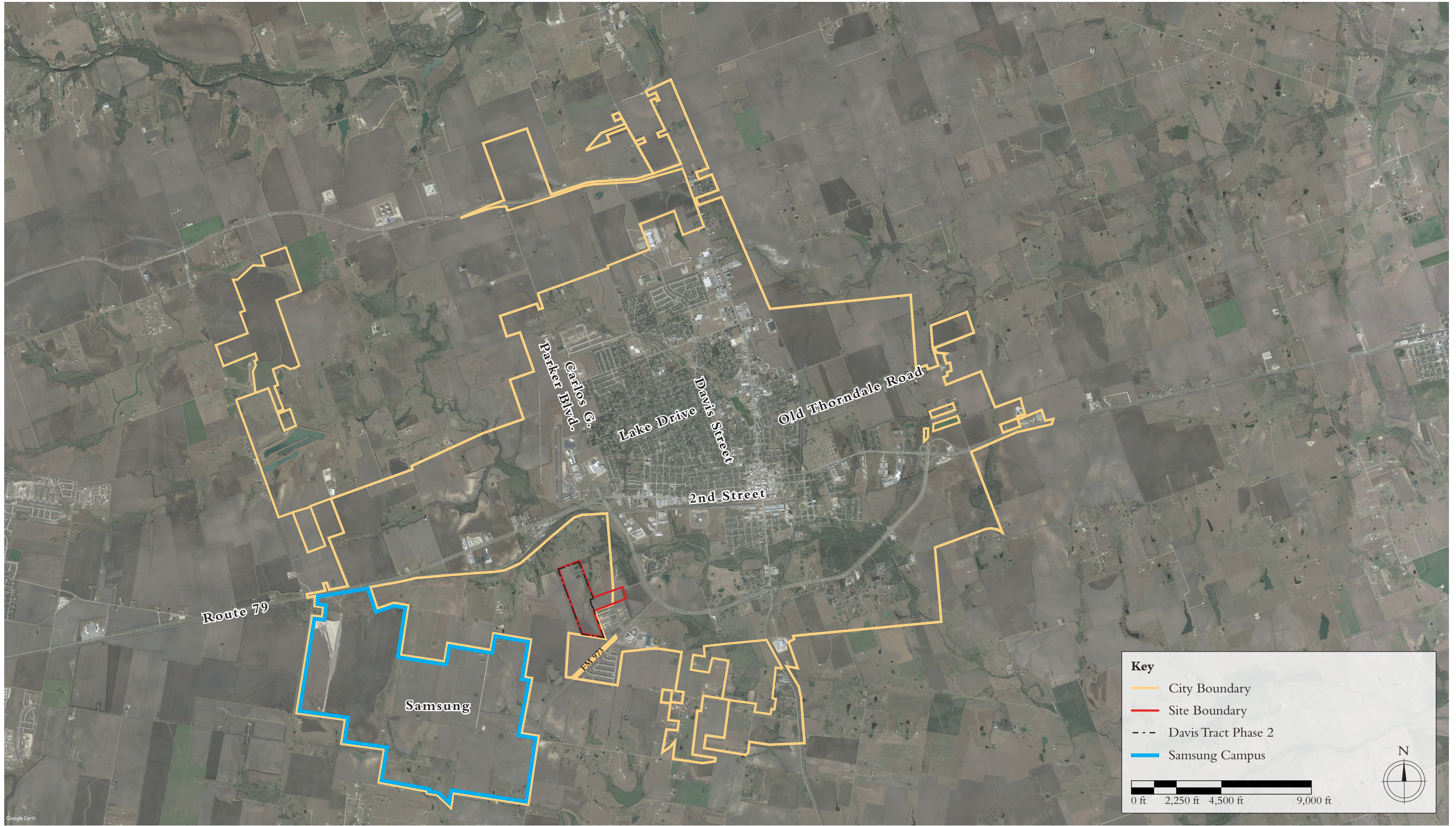
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**Epitome Development**

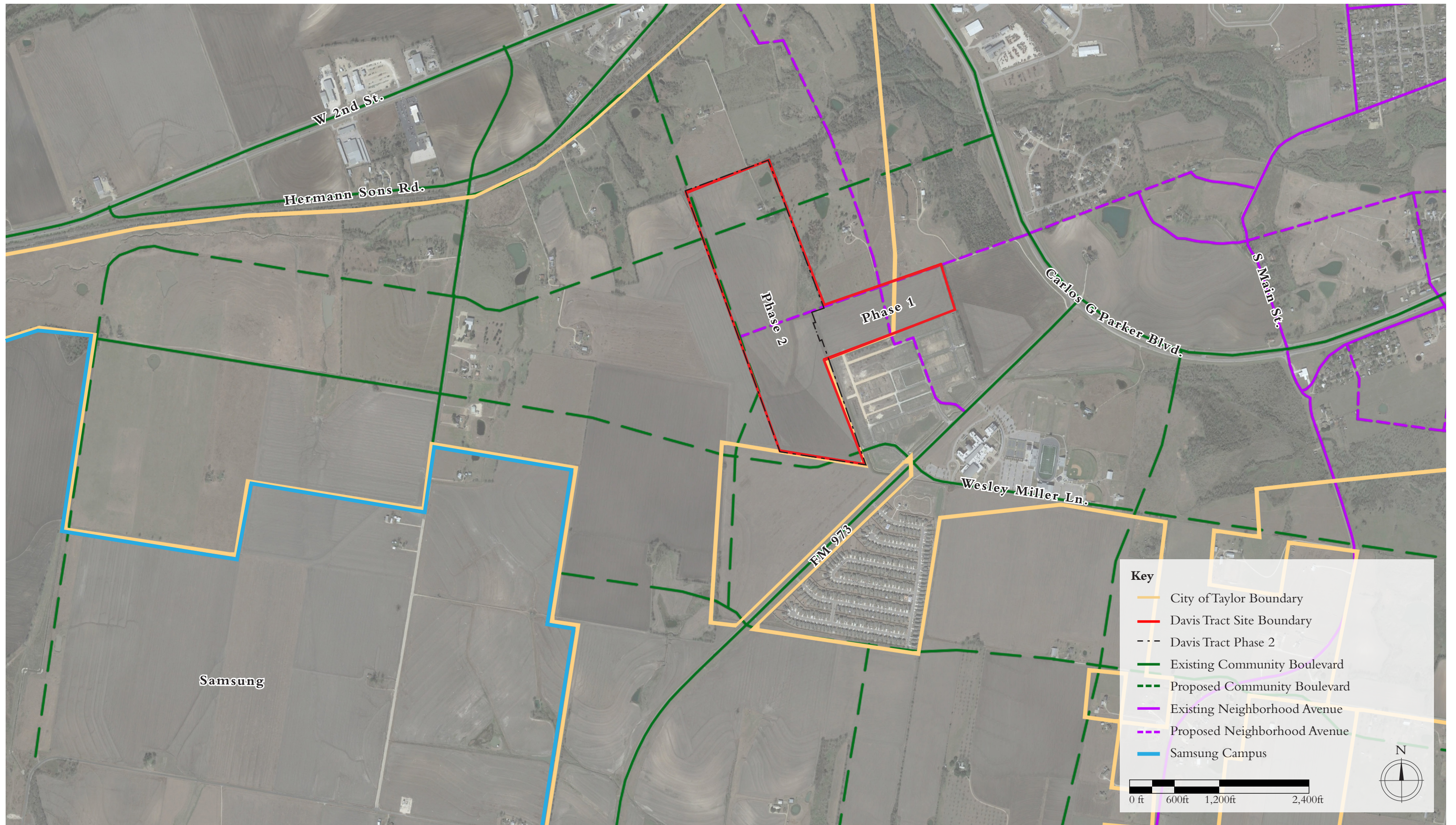
by

**MICHAEL WATKINS ARCHITECT, LLC**

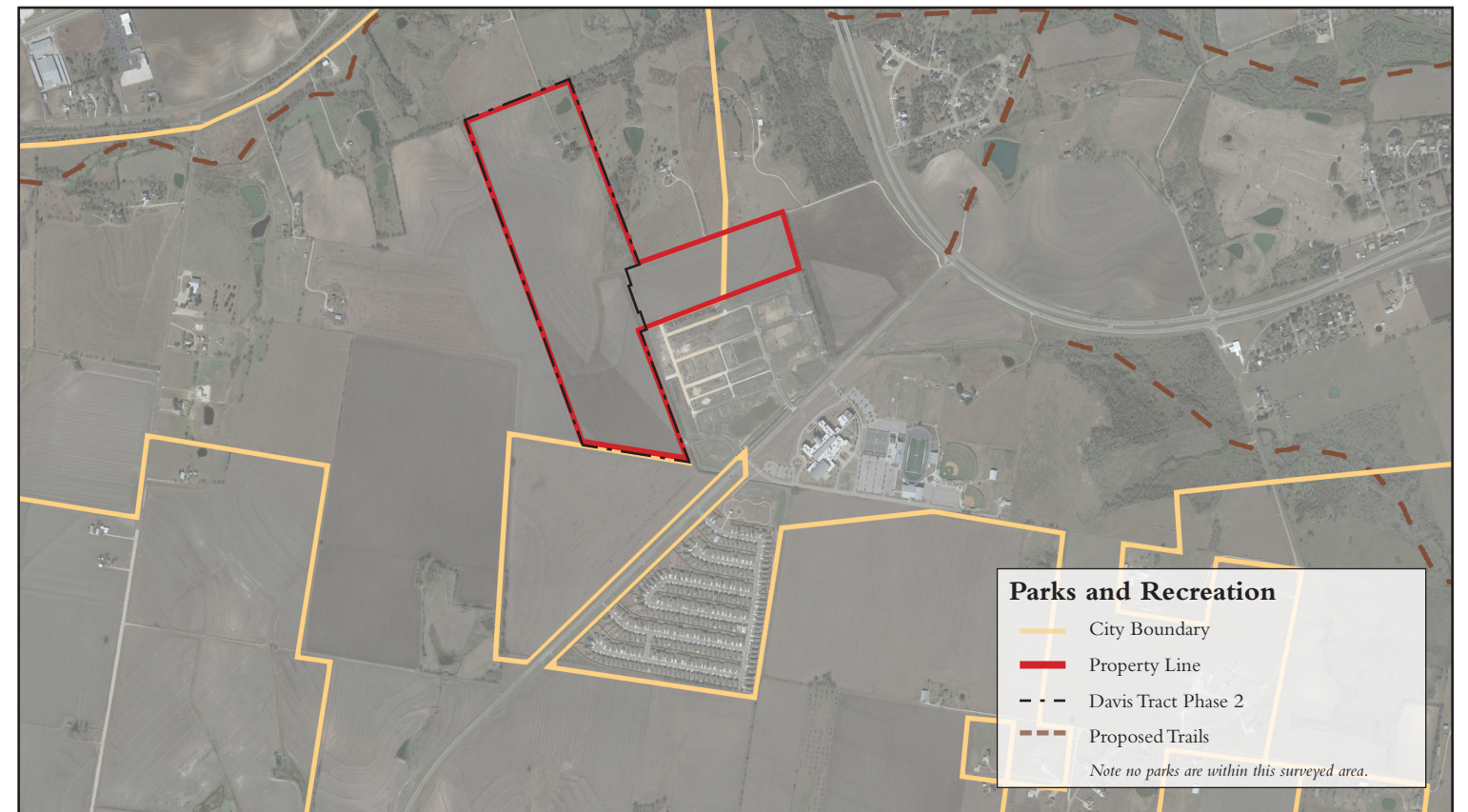
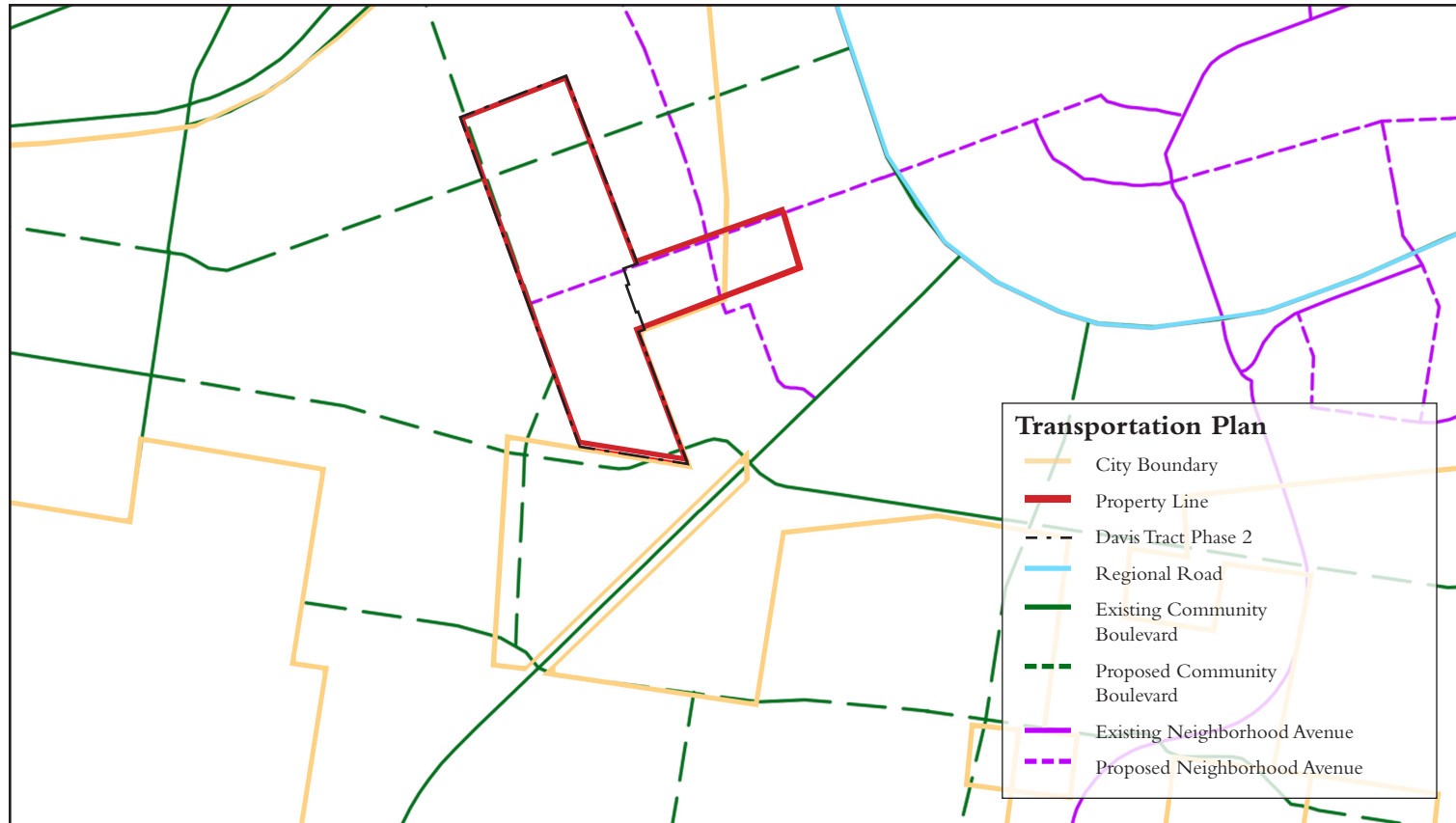
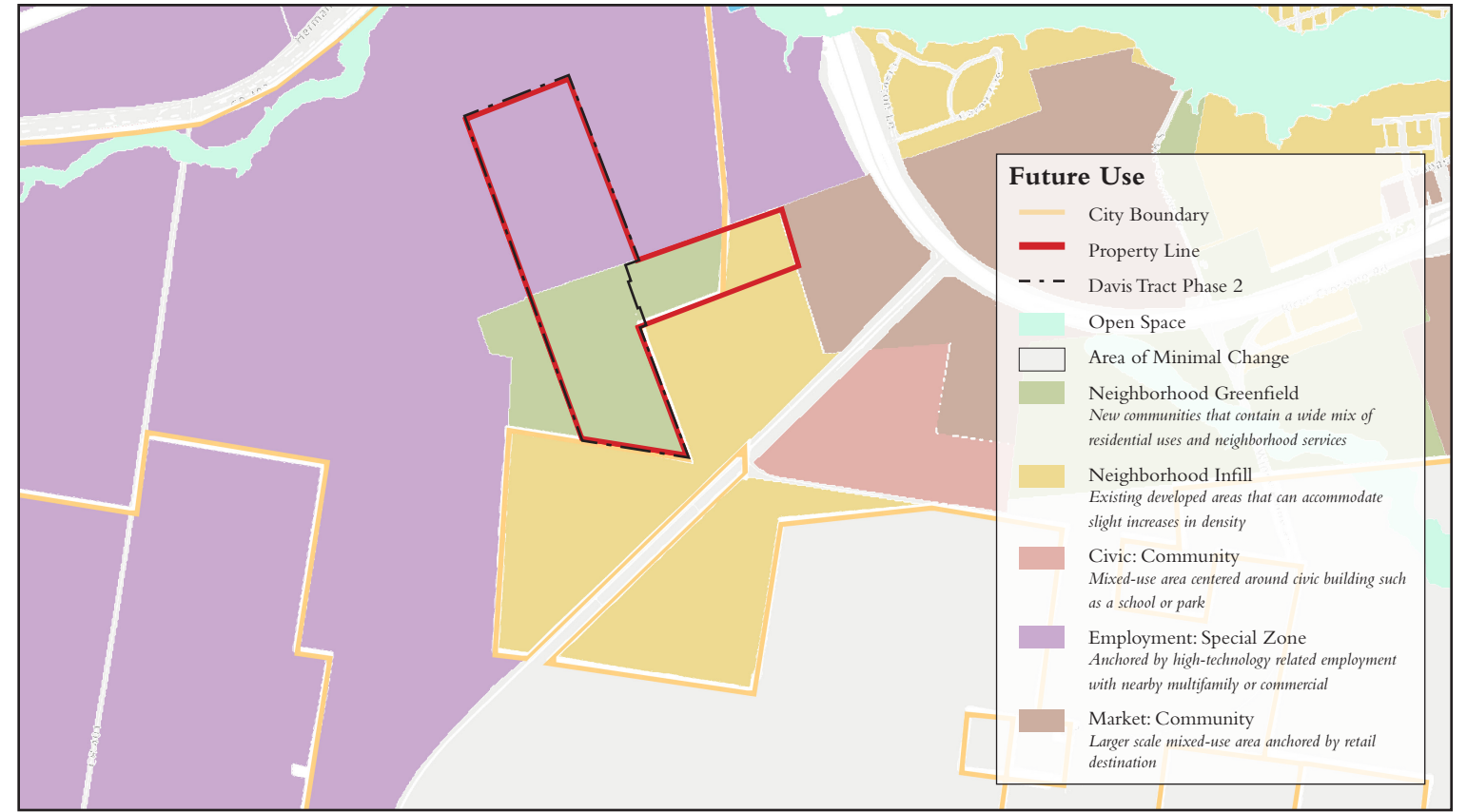
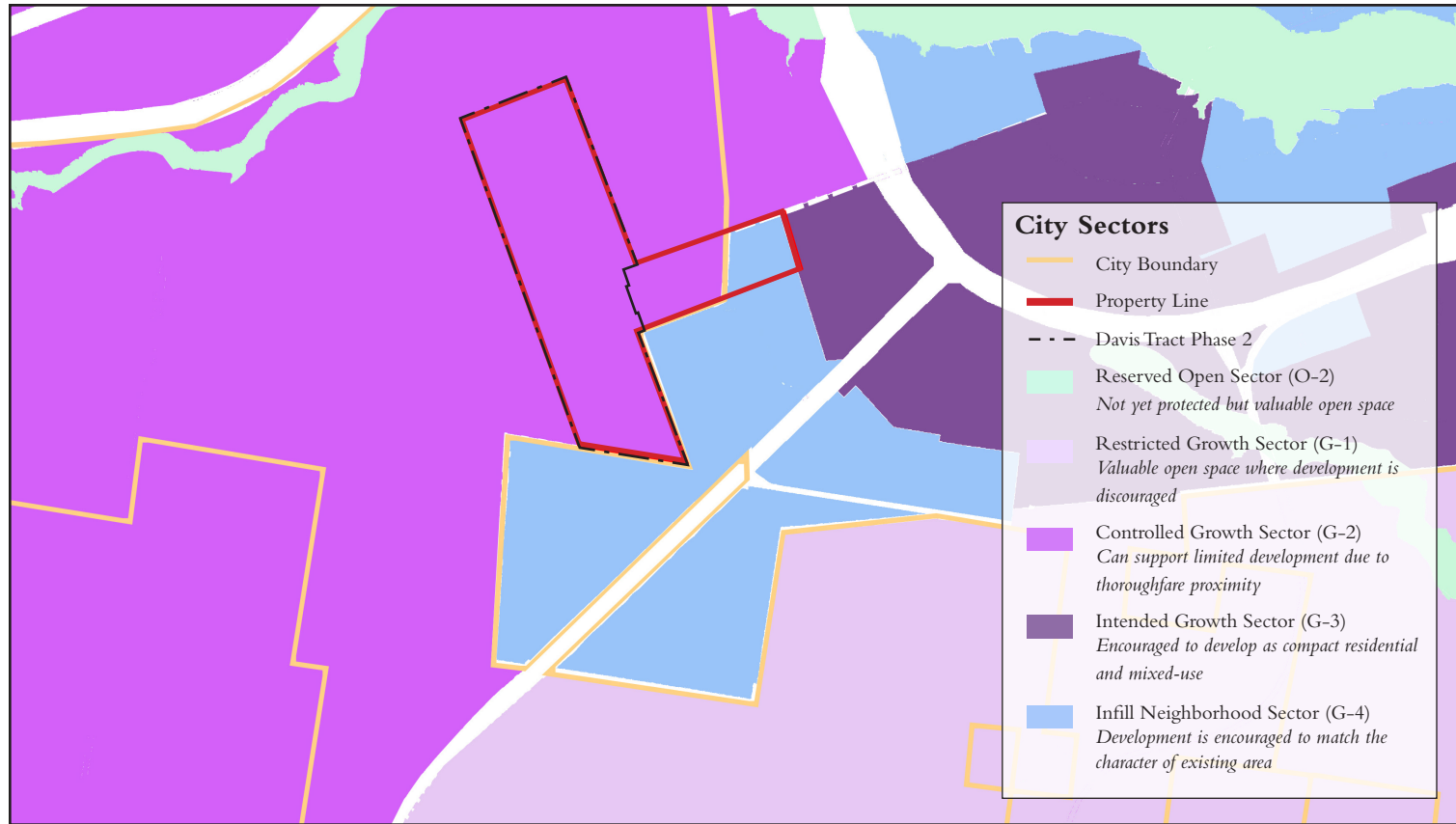




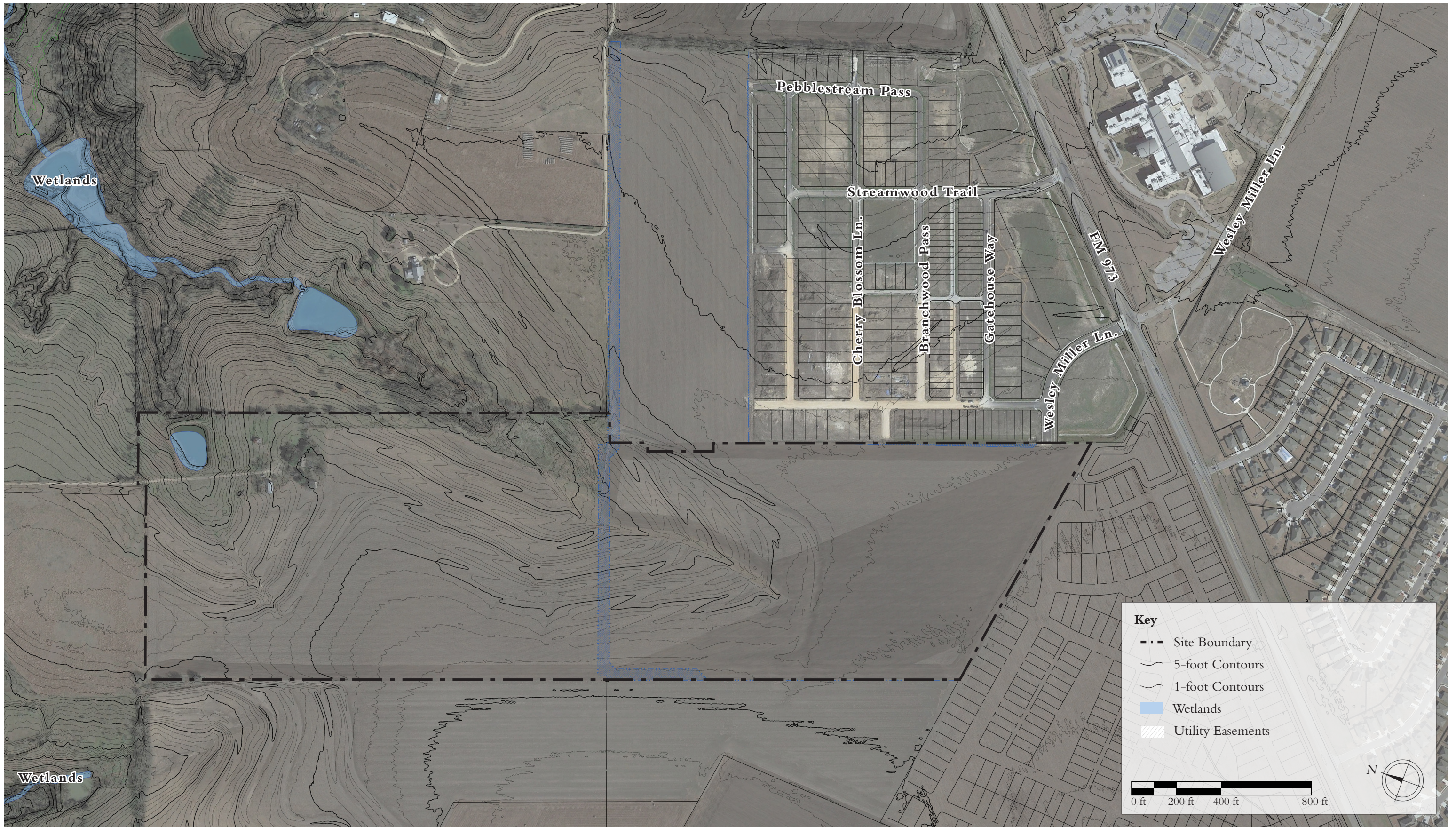




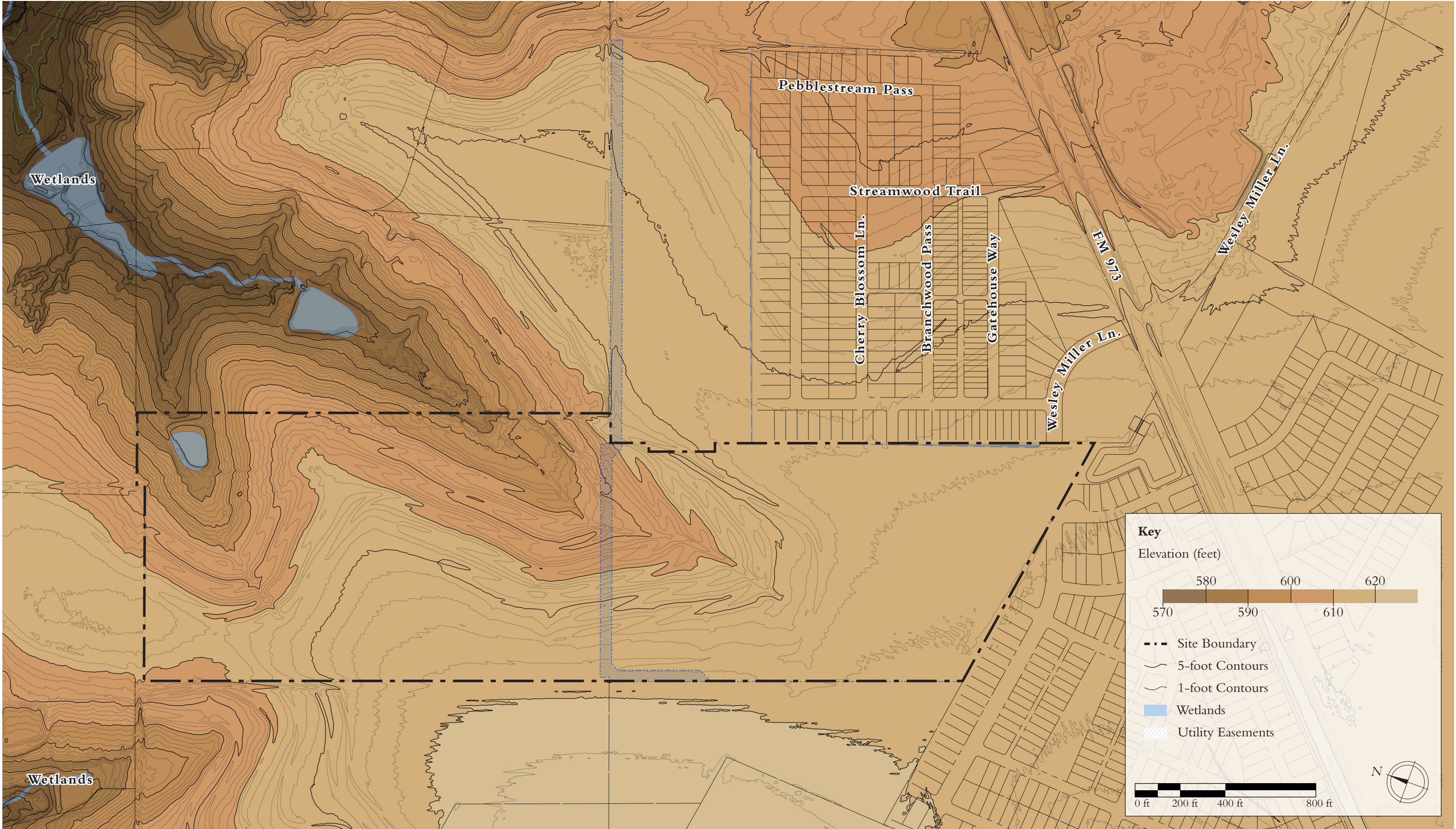




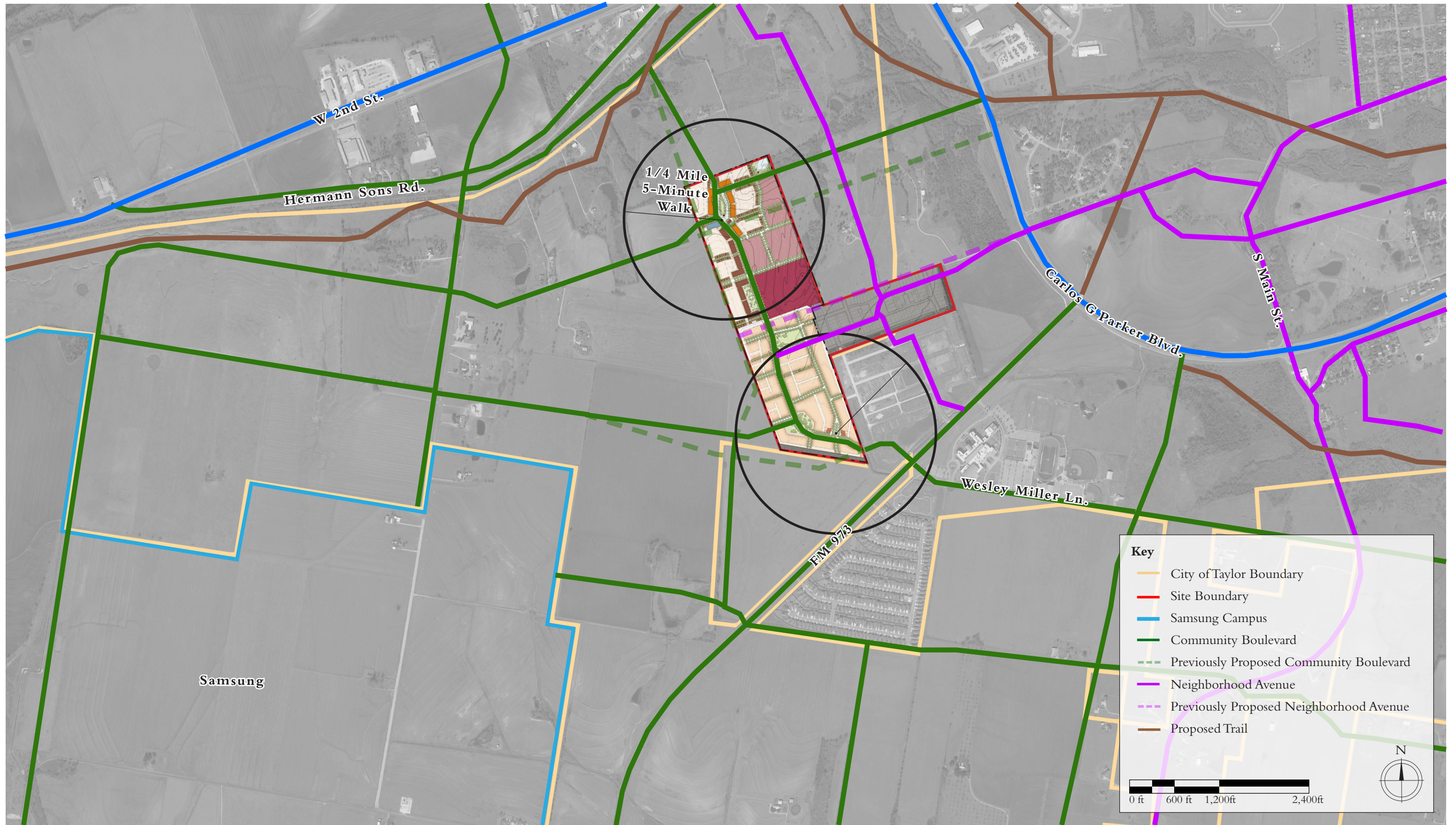




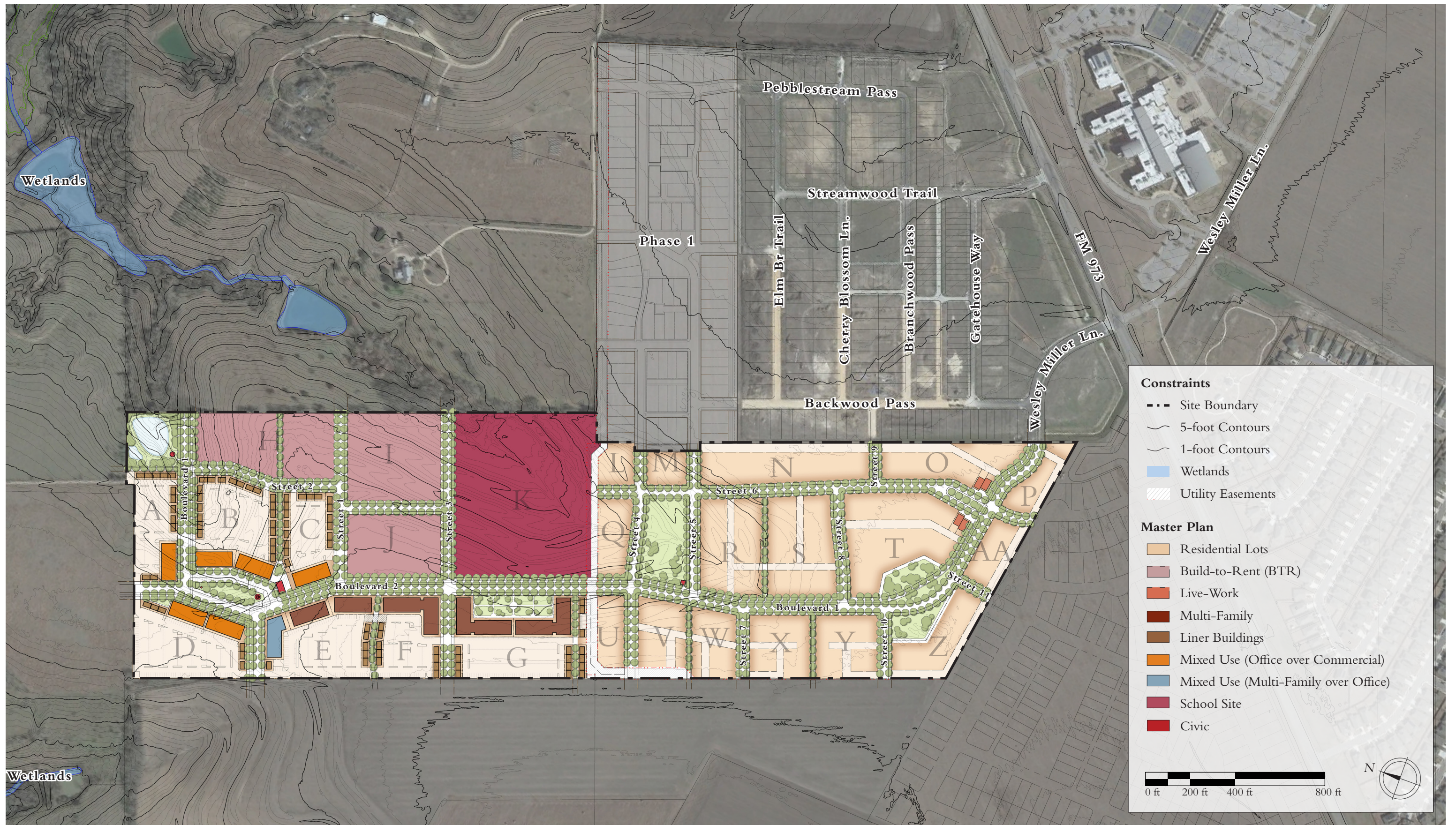




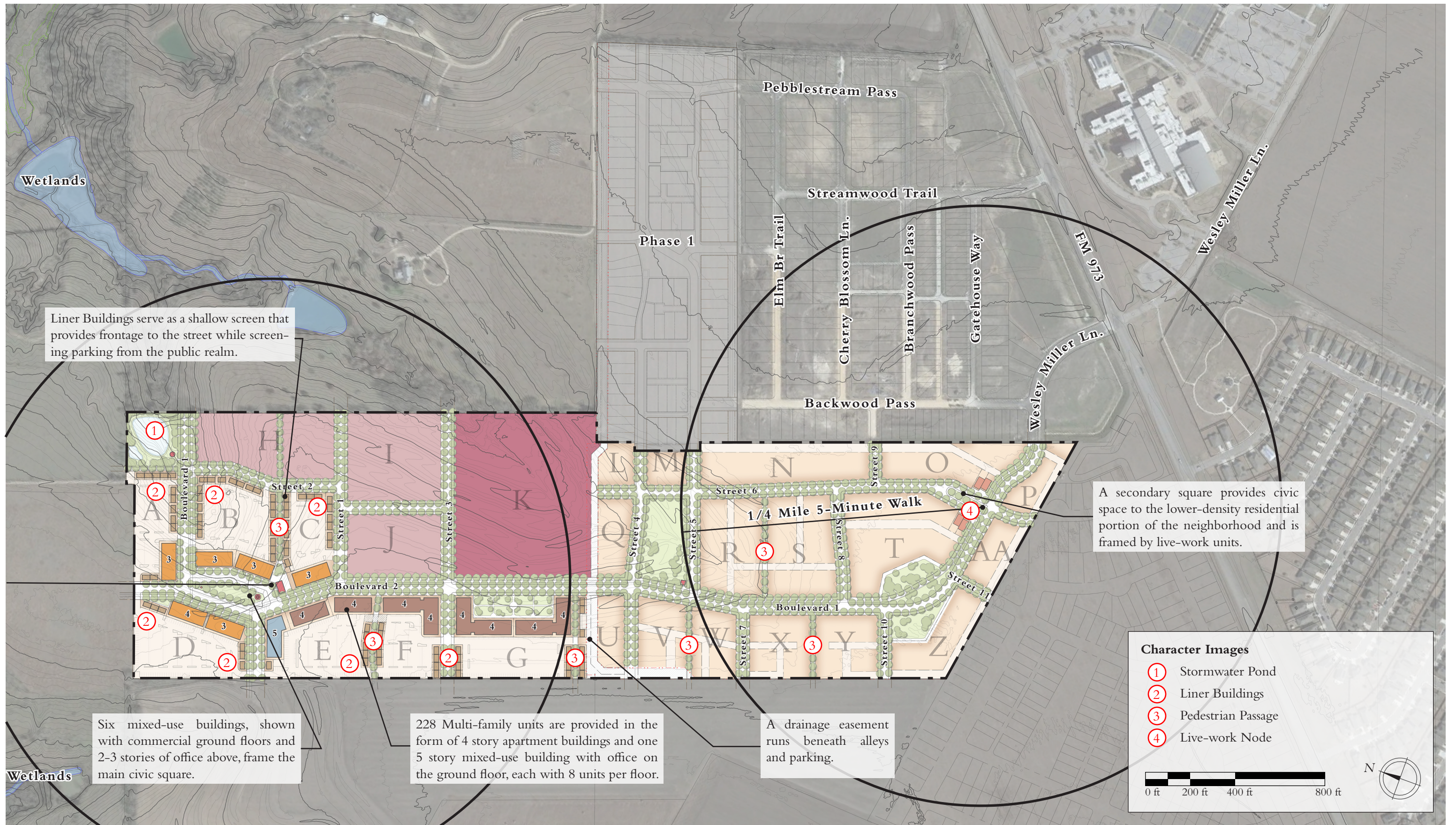








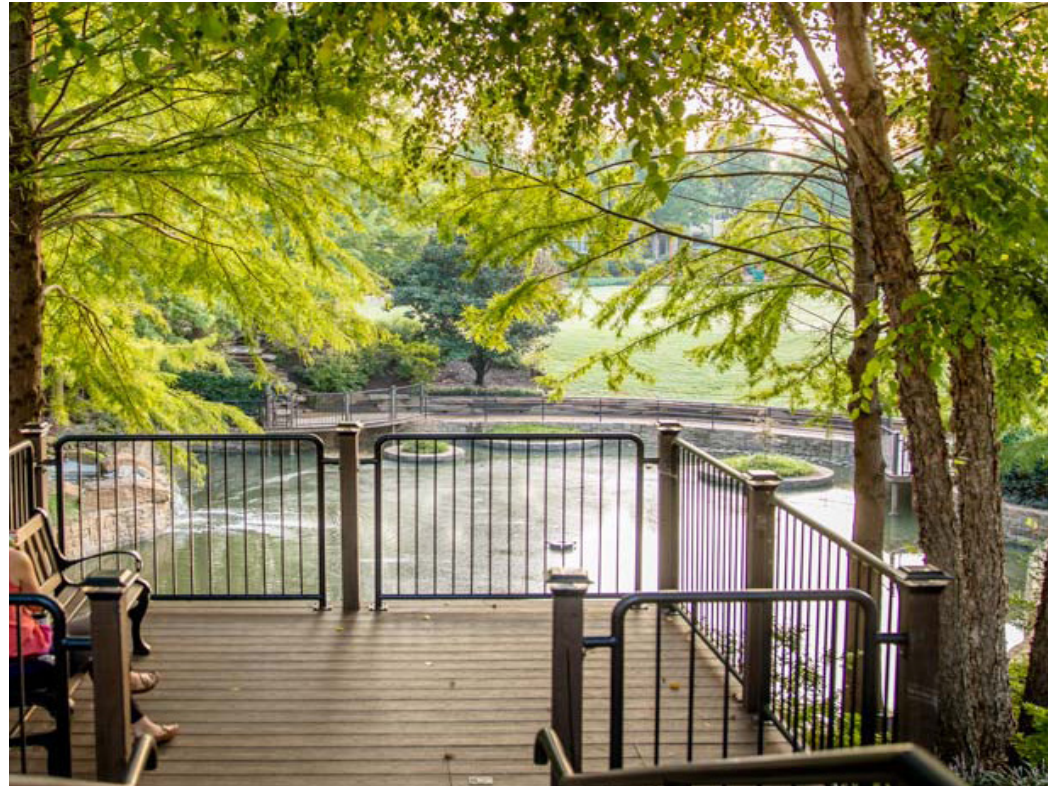








① Stormwater Pond, Glenwood Park, Atlanta, Ga.



② Liner Buildings, East Beach, Norfolk, Va. .



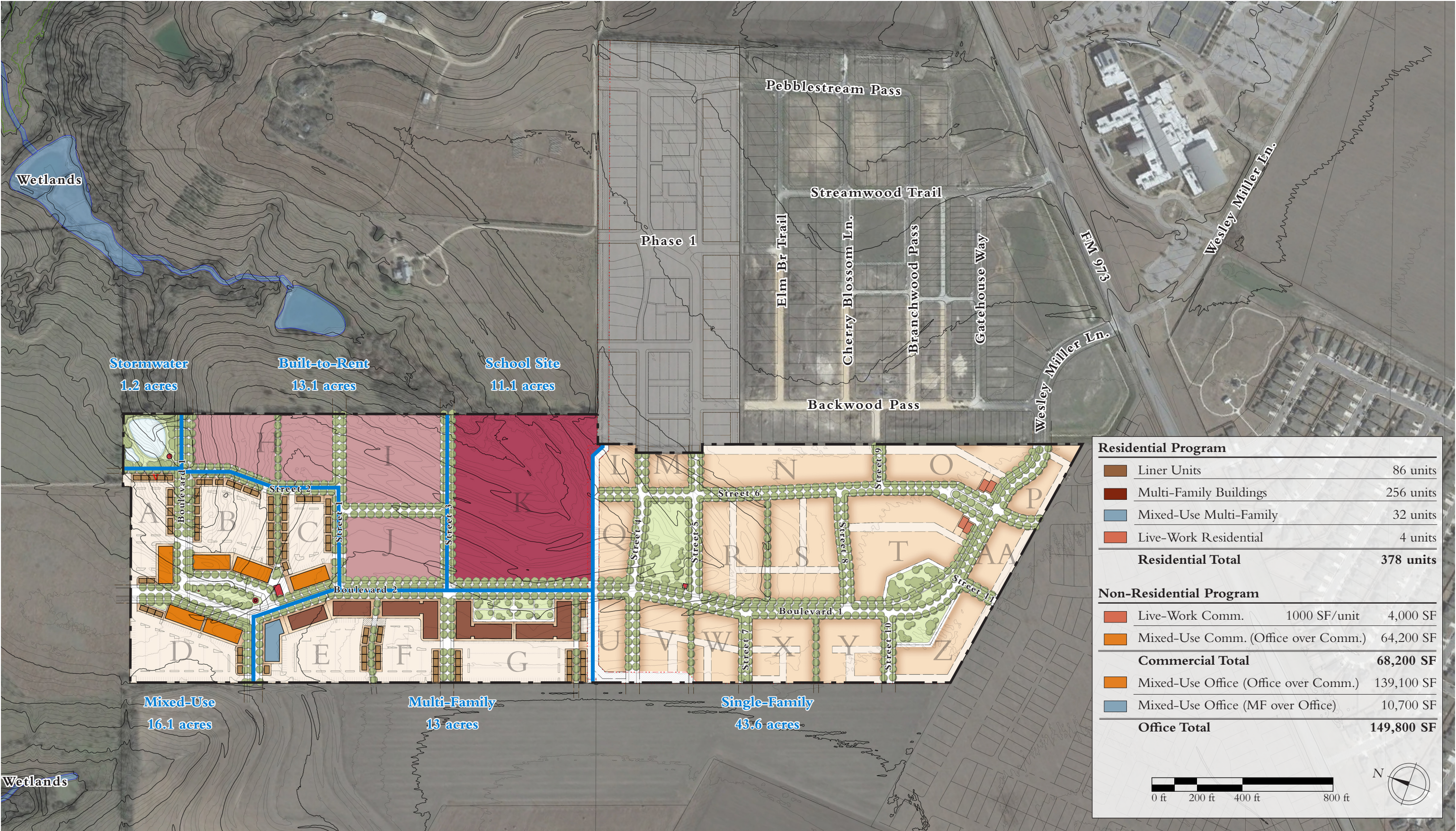
③ Pedestrian Passage, Belgravia Court, Old Louisville, Louisville, Ky.



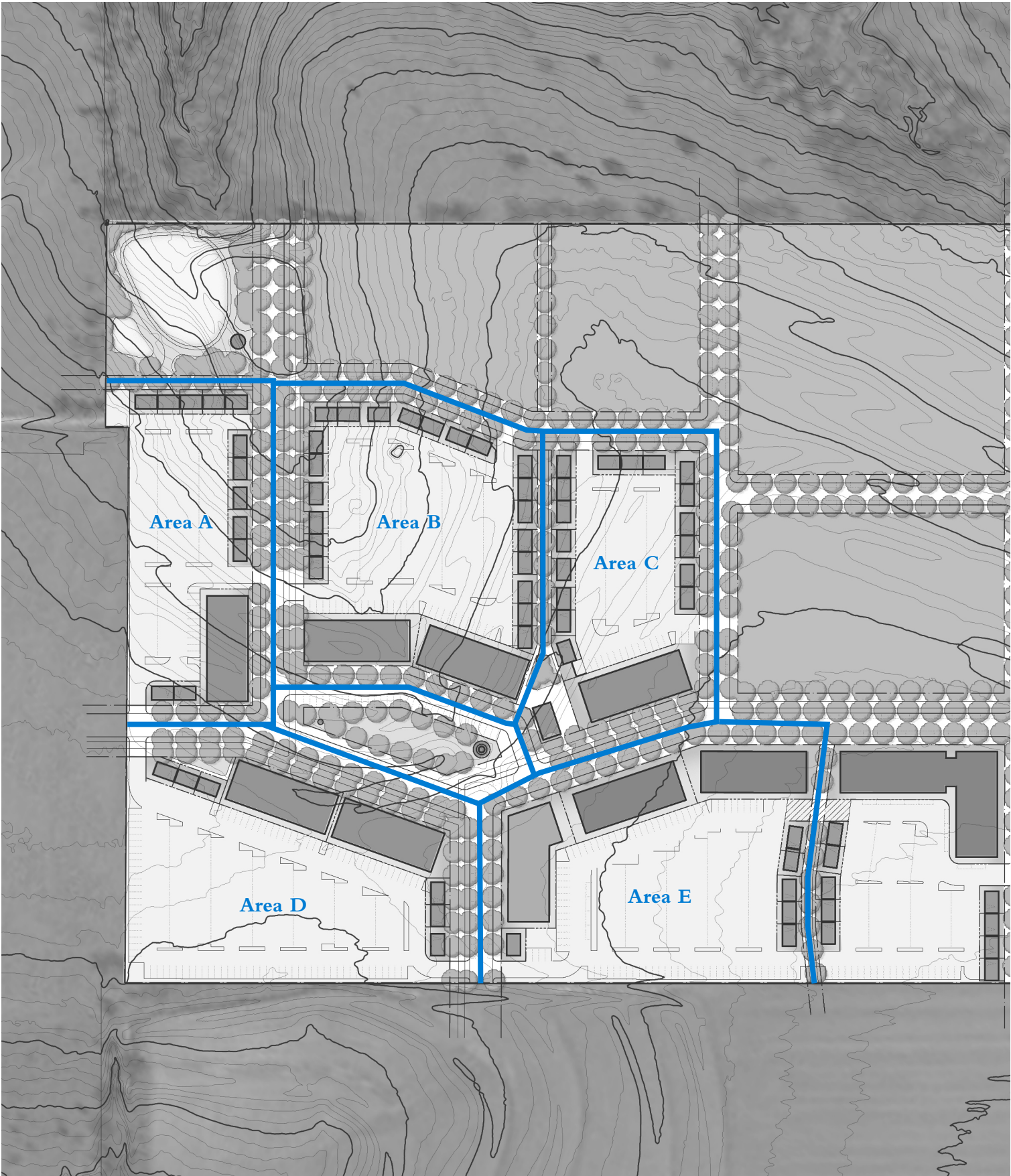
④ Live-work Units, East Beach, Norfolk, Va. (left), Norton Commons, Louisville, Ky. (right).











| Assumed Parking Ratios   |              | Spaces |
|--------------------------|--------------|--------|
| Liner Residential        | per unit     | 1.5    |
| Multi-Family Residential | per unit     | 2      |
| Retail/Restaurant        | per 1,000 SF | 3.33   |
| Office                   | per 1,000 SF | 4      |

*Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc.*

| Area A                   | Program   | Spaces |
|--------------------------|-----------|--------|
| Liner Buildings          | 13 units  | 20     |
| Office                   | 21,400 SF | 85     |
| Retail/Restaurant        | 10,600 SF | 35     |
| Total Required           |           | 141    |
| Provided on Street       |           | 23     |
| Provided in Parking Lots |           | 112    |
| Provided in Garages      |           | 13     |
| Total Provided           |           | 148    |
| Difference               |           | +7     |

| Area B                   | Program   | Spaces |
|--------------------------|-----------|--------|
| Liner Buildings          | 21 units  | 32     |
| Office                   | 42,800 SF | 171    |
| Retail/Restaurant        | 21,400 SF | 71     |
| Total Required           |           | 274    |
| Provided on Street       |           | 74     |
| Provided in Parking Lots |           | 182    |
| Provided in Garages      |           | 21     |
| Total Provided           |           | 276    |
| Difference               |           | +2     |

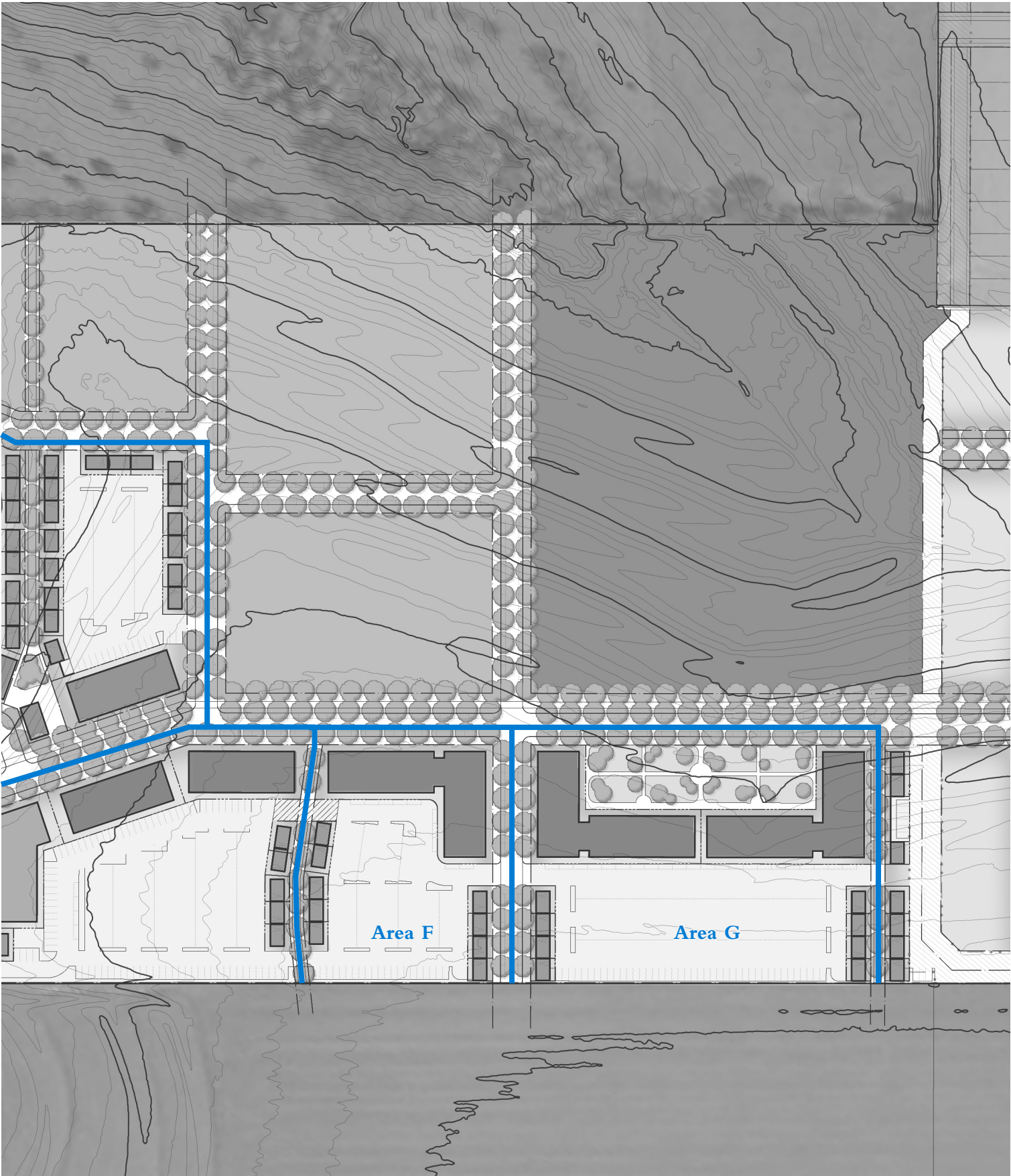
| Area C                   | Program   | Spaces |
|--------------------------|-----------|--------|
| Liner Buildings          | 14 units  | 21     |
| Office                   | 21,400    | 85     |
| Retail/Restaraunt        | 10,700 SF | 35     |
| Total Required           |           | 142    |
| Provided on Street       |           | 29     |
| Provided in Parking Lots |           | 102    |
| Provided in Garages      |           | 14     |
| Total Provided           |           | 145    |
| Difference               |           | +3     |

| Area D                   | Program   | Spaces |
|--------------------------|-----------|--------|
| Liner Buildings          | 6 units   | 9      |
| Office                   | 42,800 SF | 80     |
| Retail/Restaraunt        | 21,400 SF | 70     |
| Total Required           |           | 294    |
| Provided on Street       |           | 35     |
| Provided in Parking Lots |           | 261    |
| Provided in Garages      |           | 6      |
| Total Provided           |           | 302    |
| Difference               |           | +8     |

| Area E                   | Program   | Spaces |
|--------------------------|-----------|--------|
| Liner Buildings          | 7 units   | 14     |
| Multi-Family             | 96 units  | 192    |
| Office                   | 10,700 SF | 43     |
| Total Required           |           | 249    |
| Provided on Street       |           | 31     |
| Provided in Parking Lots |           | 213    |
| Provided in Garages      |           | 6      |
| Total Provided           |           | 249    |
| Difference               |           | +0     |







| Assumed Parking Ratios   |              | Spaces |
|--------------------------|--------------|--------|
| Liner Residential        | per unit     | 1.5    |
| Multi-Family Residential | per unit     | 2      |
| Retail/Restaurant        | per 1,000 SF | 3.33   |
| Office                   | per 1,000 SF | 4      |

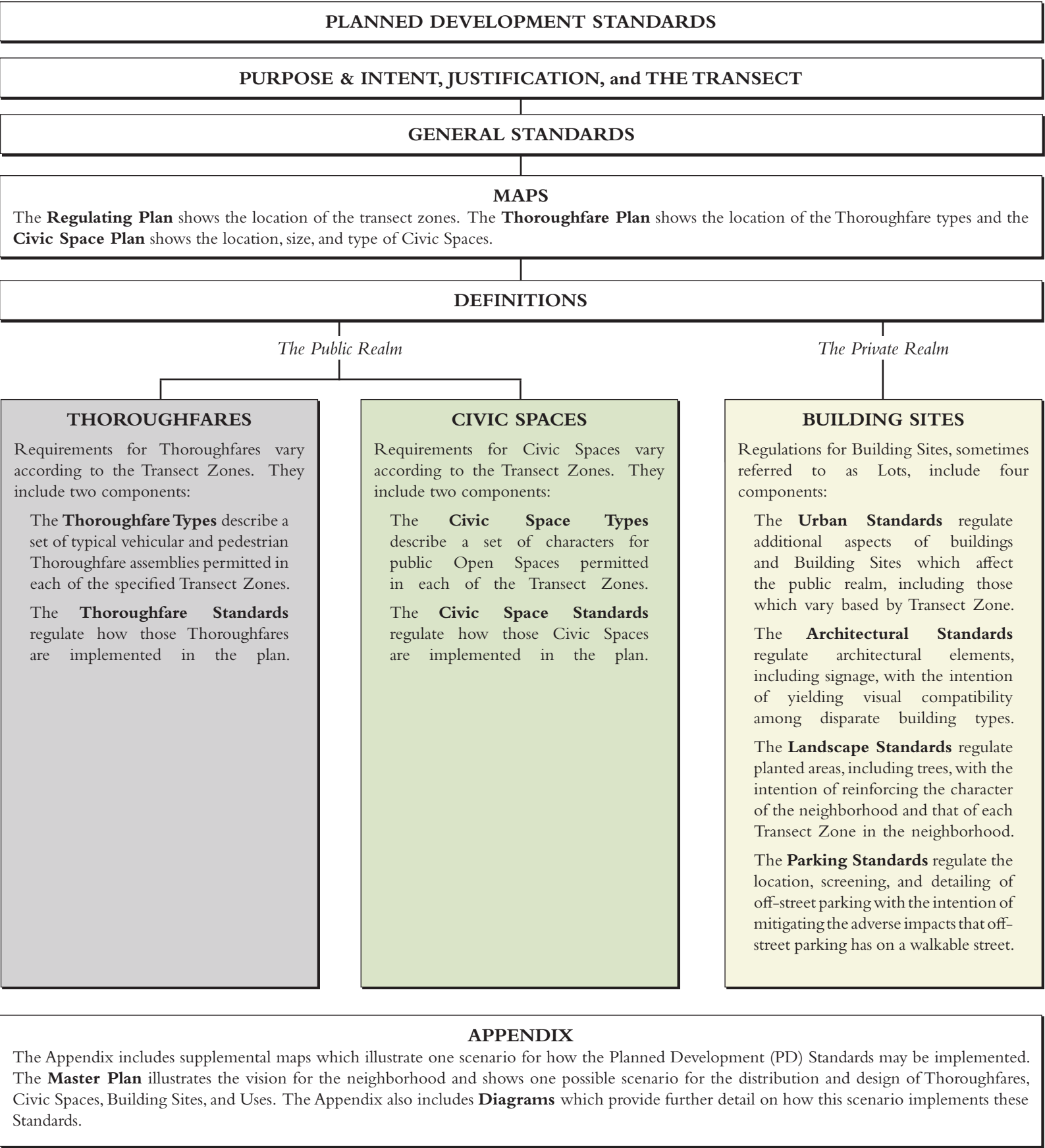
*Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc.*

| Area F                   | Program  | Spaces |
|--------------------------|----------|--------|
| Liner Buildings          | 10 units | 15     |
| Multi-Family             | 64 units | 128    |
| Total Required           |          | 143    |
| Provided on Street       |          | 23     |
| Provided in Parking Lots |          | 189    |
| Provided in Garages      |          | 10     |
| Total Provided           |          | 155    |
| Difference               |          | +12    |

| Area G                   | Program   | Spaces |
|--------------------------|-----------|--------|
| Liner Buildings          | 15 units  | 23     |
| Multi-Family             | 128 units | 256    |
| Total Required           |           | 279    |
| Provided on Street       |           | 38     |
| Provided in Parking Lots |           | 229    |
| Provided in Garages      |           | 15     |
| Total Provided           |           | 282    |
| Difference               |           | +3     |







A MASTER PLAN FOR

DAVIS TRACT

PHASE 2

TAYLOR, TEXAS

C

PLANNED DEVELOPMENT STANDARDS

Overview .....C.1

Purpose & Intent.....C.2

General Standards .....C.3

Regulating Plan..... C.4–C.6

Thoroughfare Plan .....C.8

Thoroughfares .....C.9–C.11

Civic Space Plan.....C.12

Civic Spaces .....C.13

Building Sites .....C.14–C.17

Definitions .....C.18–C.20

X

APPENDIX

Master Plan ..... X.1

Fire Apparatus Access Diagram..... X.2

Addressing Diagram ..... X.3





Purpose & Intent

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

The proposed community is designed as a mixed-use, walkable community with a range of uses which may include residential and civic uses. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

At the Scale of the Neighborhood:

- All dwelling units are within 1.7 miles to the Samsung plant.
- An interconnected network of Thoroughfares, which also connects to the city’s existing Thoroughfare network, is designed to disperse traffic and encourage walking and cycling.
- A range of Civic Spaces is distributed throughout the neighborhood.
- A range of housing types is provided to accommodate a diversity of household types.

At the Scale of the Block and the Building:

- The design of Thoroughfares and buildings should reinforce pedestrian-friendly environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the spatial definition of Thoroughfares and Civic Spaces.
- Civic buildings should be distinct from other buildings, reflecting their importance.
- Architecture and landscape design reflect local and regional climate, topography, history, and building practices.

Justification

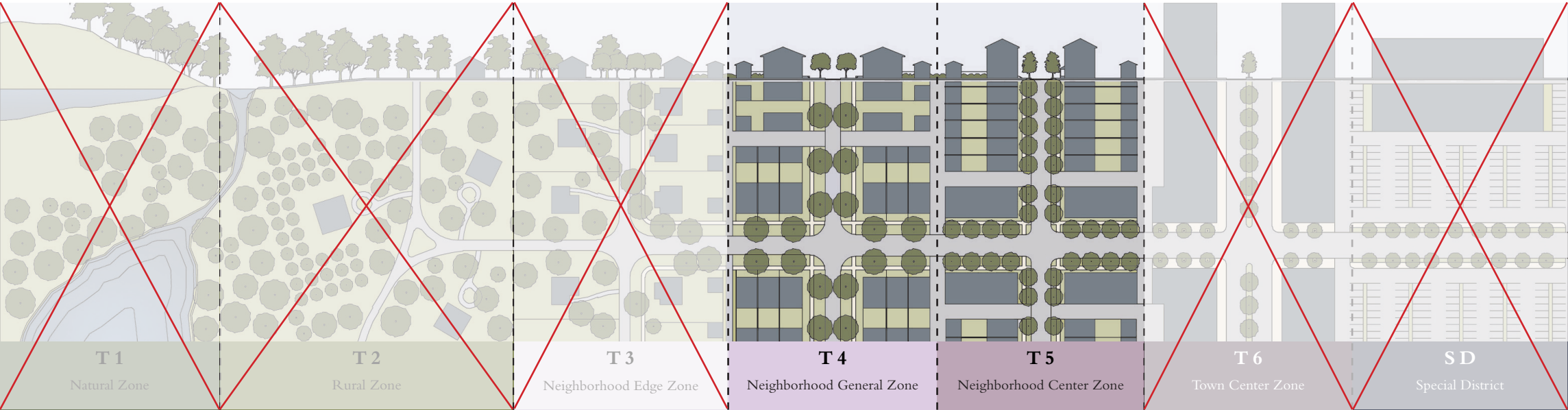
The primary reason for requesting the Neighborhood and Employment Center Plan is to propose zoning and technical design standards to align the community with the City’s long-term vision/goals. The design of this new community will help the City meet the ever growing demand for walkable communities, while accommodating the necessary requirements of emergency access, trash collection, stormwater management, and the like.

The Transect

Different people thrive in different places. There are those who could never live in an urban center; there are those who would wither in a rural hamlet. The rural-to-urban Transect is divided into six Transect Zones. These six zones vary by the level of intensity of their physical—and therefore social—character. Elements of the built environment are coordinated by these Transect Zones at all scales of planning, from the region, to the community, to the individual building site and building. The proposed community includes the Neighborhood Edge Zone, the Neighborhood General Zone, and the Neighborhood Center Zone.

The Neighborhood General Zone (T4) consists of a mixed-use but primarily residential medium density urban fabric. It may have a wide range of building types: houses, cottages, and townhouses, among them. Setbacks and landscaping are variable. Streets with curbs and Sidewalks define medium-sized blocks.

The Neighborhood Center Zone (T5) consists of higher density mixed-use buildings, townhouses, and apartments. It has a tight network of streets, with wide Sidewalks, regular street tree planting and buildings close to the Sidewalks.



A Typical Rural to Urban Transect, with Transect Zones.





Administration

- 1. **Conformity.** All improvements to the community shall follow these PD Standards, including any approved Variances adopted as part of these PD Standards. It is the Purpose and Intent not the “letter” of these PD Standards to which improvements shall conform.
- 2. **Warrants and Variances.** There are two types of deviations from these PD Standards: Warrants andVariances. Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of scrivener’s errors within this document shall be handled by Warrant (*see Definitions: Warrant and Variance*).
- 3. **Conflicts with Other Codes and Regulations.** In the event of a conflict between these PD Standards and the Taylor Land Development Code, these PD Standards shall control. In the event of a conflict between these PD Standards and any other applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
- 4. **Sources.** Sources for various texts, definitions, and illustrations include the Lexicon of the New Urbanism and SmartCode v9.2 by Andres Duany, et. al, although original versions may have been edited to apply to this community.
- 5. **Regulating Plan.** Improvements may be configured as shown on the Regulating Plan and detailed further as consistent with the other standards of this PD. The Illustrative Master Plan provides one scenario for how the Regulating Plan may be elaborated into a more detailed site design.
- 6. **Typical and Actual Conditions.** These PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. All components of Thoroughfares, Civic Spaces, and building sites are expected to be refined to be appropriate for specific locations in a reasonable manner that achieves the intent of these PD Standards.

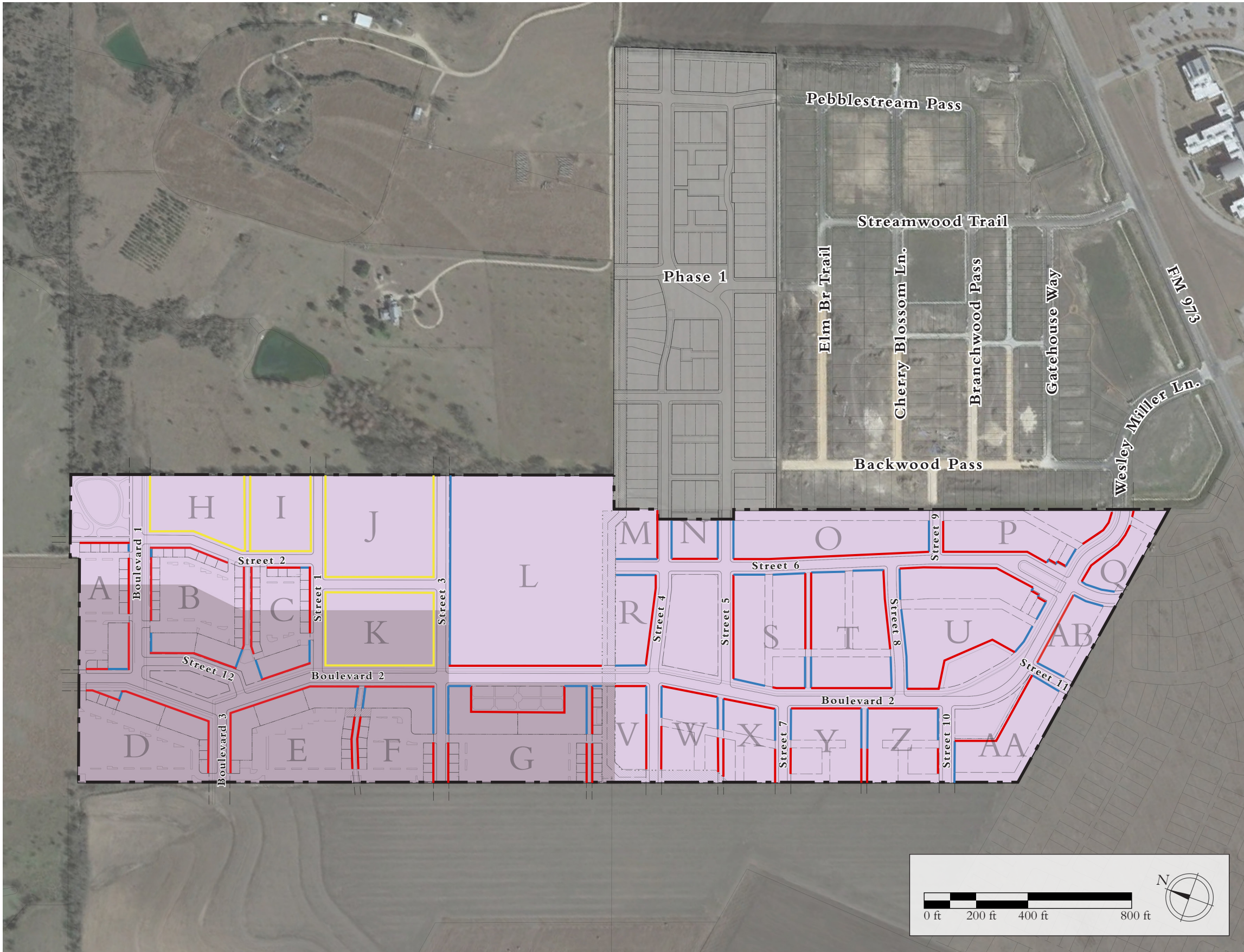
Block Standards

The following apply to all Blocks:

- 1. **Block Length.** Blocks shall be a maximum of 600 feet in any direction. Blocks shall be bounded by vehicular Front Thoroughfares. A Block may be a maximum of 800 feet long if it is divided by a pedestrian Front Thoroughfare or Civic Space along that length.
- 2. **Block Frontage.** The Building Sites on every Block shall provide continuous Frontage wherever they Enfront a Front Thoroughfare or Civic Space, except where the Frontage must break to allow access to Rear Thoroughfares. Blocks without Frontages on all sides may be permitted if consistent with the Regulating Plan or minor adjustments therein.
- 3. **Division of Blocks.** Blocks shown on the Regulating Plan may be divided into smaller Blocks through the introduction of additional Front Thoroughfares and Civic Spaces. These resulting Blocks shall conform to all Block Standards.
- 4. **Building Sites.** Areas within Blocks which are not part of a Rear Thoroughfare or parking lot shall be divided into Building Sites. Each Building Site shall have one Primary Building and may also have Outbuildings as consistent with all Building Site Standards. Each Building Site shall have a minimum of one Primary Frontage along a Front Thoroughfare or Civic Space. The location of buildings within Building Sites shall conform to all Building Site Standards. Improvements to Building Sites shall conform to these PD Standards.
- 5. **Public Access to Building Sites.** Public access to an individual Building Site shall be provided via a Front Thoroughfare or Civic Space.
- 6. **Parking Placement.** With the exception of on-street parking that is consistent with the Thoroughfare Types and Thoroughfare Standards, parking shall be located to the interior of blocks as consistent with the Building Site Layers described in the Urban Standards.
- 7. **Fire Apparatus Access.** Proposed access for fire apparatus vehicles is as shown on the Fire Apparatus Access Diagram. Access is typically within 150 feet of all buildable area on a Building Site. Buildings on portions of Building Sites greater than 150 feet from the Fire Apparatus Vehicle Access Route may require a fire suppression system to meet building and fire code requirements. See the Thoroughfare Standards for related requirements.







**Plan Notes**

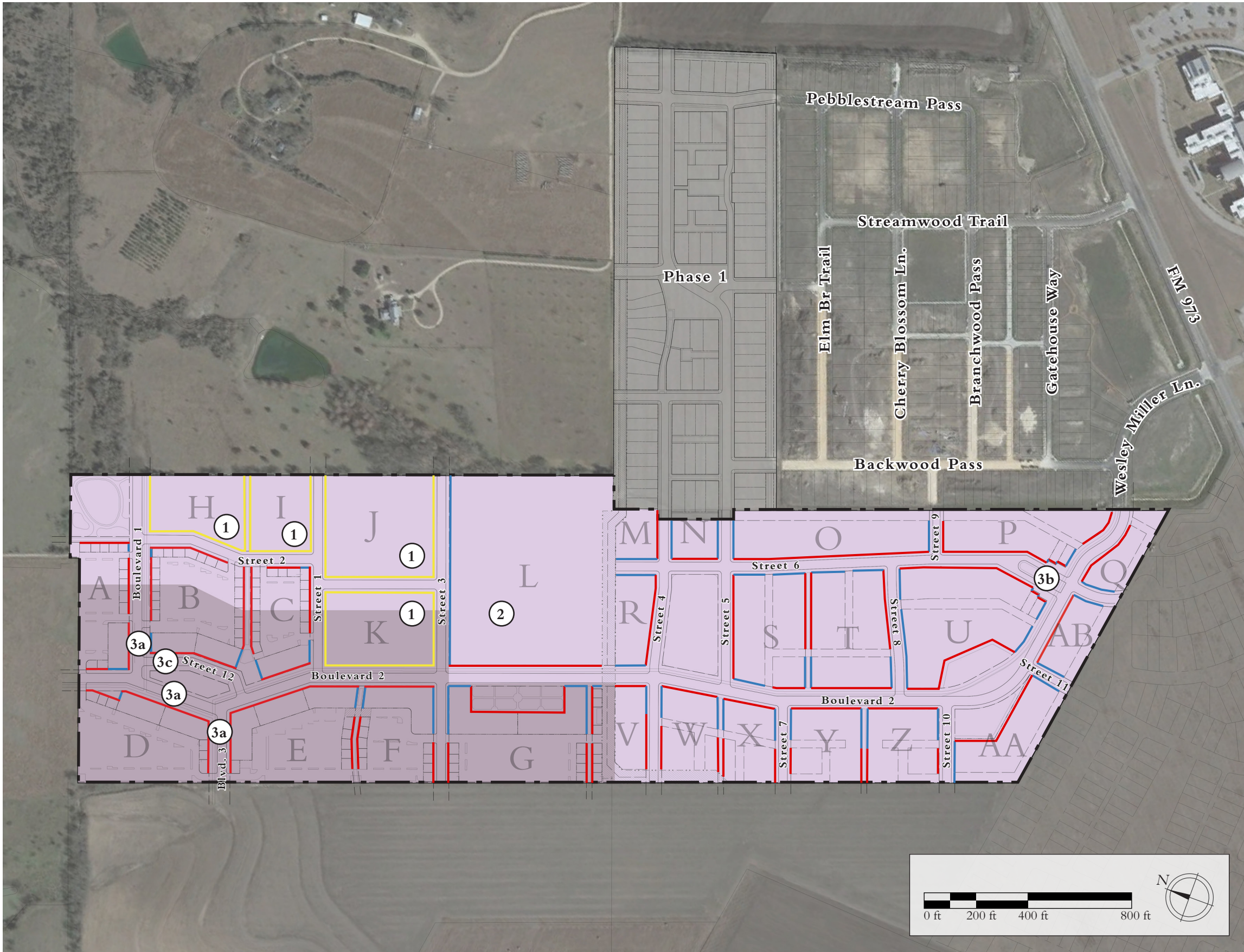
1. Minor adjustments may be made to the Master Plan (and by extension the Regulating Plan) as consistent with these PD Standards.
2. The base zoning districts, as described in the Taylor Land Development Code, vary by transect as follows. Where these PD Standards specify standards, these PD Standards shall control. For items not addressed in these PD Standards, requirements of the base zoning district shall apply.
  - For T4, the base zoning district shall be P4.
  - For T5, the base zoning district shall be P5.
3. The exact locations of boundaries between transect zones may be adjusted, and can increase or decrease in size to accommodate future adjustments to the Master Plan. Each transect zone may increase or decrease by 2% of the total area of the community.
4. There is no site perimeter landscaping requirement. Landscaping shall comply with applicable City requirements.

**Key**

- T4: Neighborhood General Zone
- T5: Neighborhood Center Zone
- ROW
- Primary Frontage
- Secondary Frontage
- Frontage (Primary or Secondary TBD)







### Specific Design Standards

The following specific design standards are required in the specific locations noted on the accompanying plan. These specific design standards shall supersede any conflicting requirements of these PD Standards:

1. Blocks H, I, J, and K may be divided into smaller blocks that are consistent with the Block Standards. When divided, Primary and Secondary Frontages shall be designated for each Building Site in the resulting Blocks.
2. Block L is anticipated for use as a school site. In order to accommodate this use, it shall be exempt from the Block Length requirements in the Block Standards. If Block L is not utilized for a school site, then it shall be divided into smaller Blocks that are Consistent with the Block Standards. When divided, the Primary and Secondary Frontages shall be adjusted for each Building Site in the smaller Blocks.
3. The actual conditions of the following Thoroughfare locations vary from the typical conditions shown in the Thoroughfare types:
  - a. Boulevards 1, 2, and 3 may be revised in areas where Commercial Frontages are present to accommodate wider Sidewalks with 5-foot tree grates instead of tree lawns.
  - b. On Street 6, tree lawns and Sidewalks nearest to the adjoining Civic Space may be omitted only if adequate pedestrian connectivity and landscaping is provided in the Civic Space.
  - c. On Street 12, head-in parking may be included on the side of the ROW nearest the adjoining Civic Space.

Key

T4: Neighborhood General Zone

T5: Neighborhood Center Zone

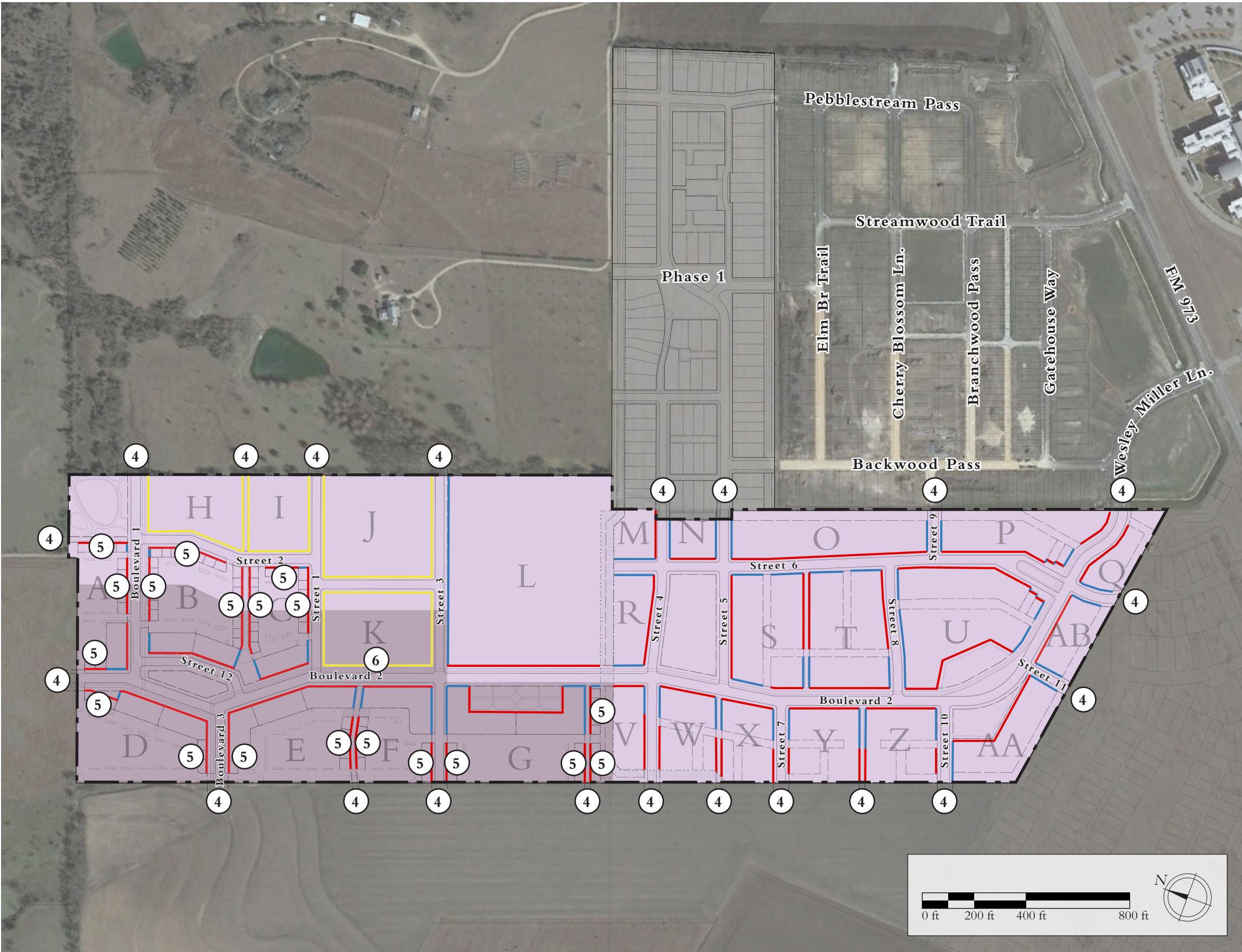
ROW

Primary Frontage

Secondary Frontage

Frontage (Primary or Secondary TBD)





**Specific Design Standards**

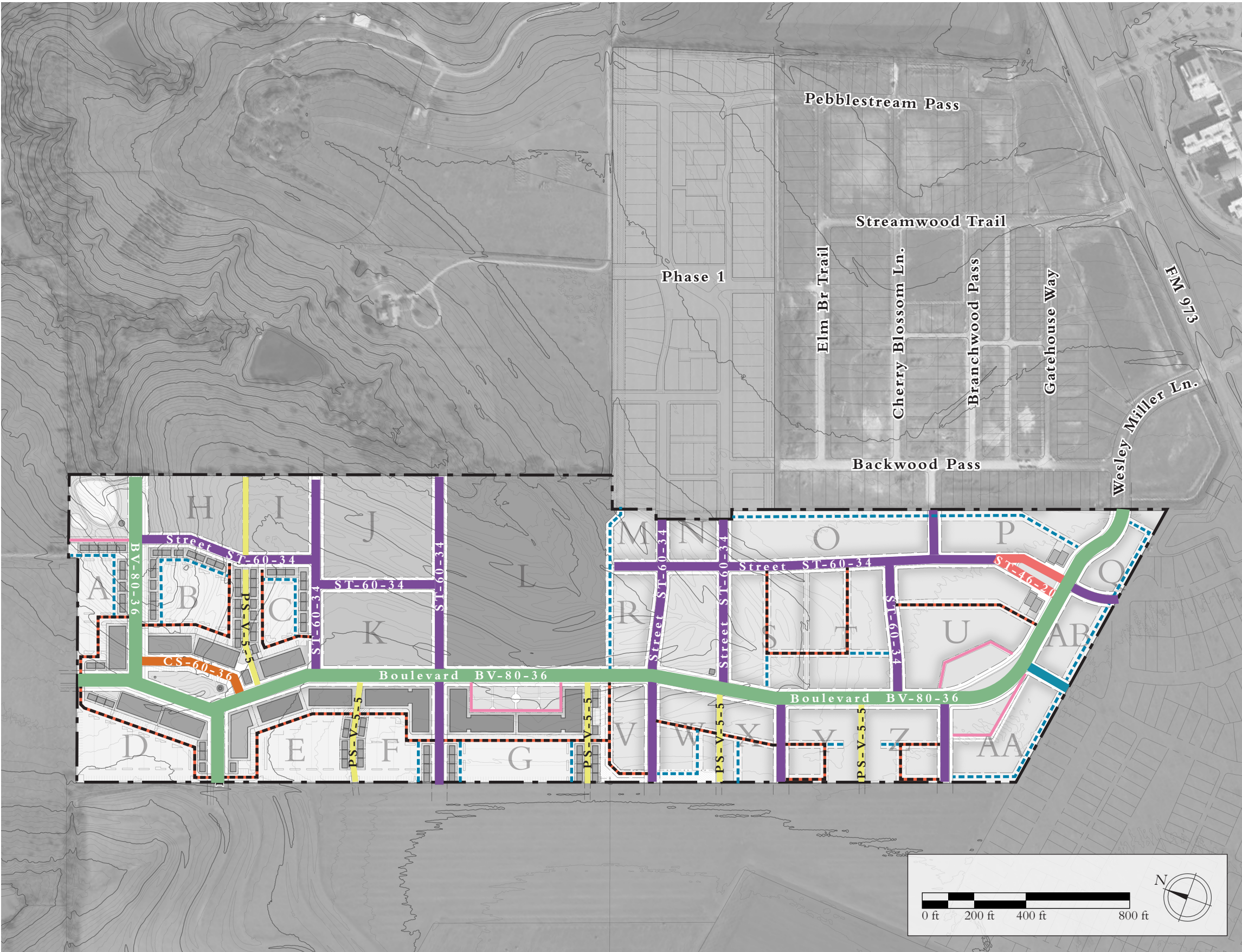
4. These thoroughfares are intended to connect to the adjoining property at the locations shown, with the exact location of that connection to be coordinated with the owner of the adjoining property.
5. Liner Buildings shall be permitted in the areas shown in order to screen parking. All Liner Buildings shall have the Primary Entrance and a Stoop, Porch, or balcony facing the Primary Frontage. Parking may be located in the second Building Site Layer in these locations only if it is enclosed in a building and screened from view at Frontages.
6. The Frontage Buildout of this entire face of Block K shall total to a minimum of 90%, calculated excluding any Front Thoroughfares or Civic Spaces and including any other gaps between Facades. Primary Buildings along this side of Block K shall be a minimum of 2 Stories tall.

**Key**

|                                                                                       |                                     |
|---------------------------------------------------------------------------------------|-------------------------------------|
|  | T4: Neighborhood General Zone       |
|  | T5: Neighborhood Center Zone        |
|  | ROW                                 |
|  | Primary Frontage                    |
|  | Secondary Frontage                  |
|  | Frontage (Primary or Secondary TBD) |





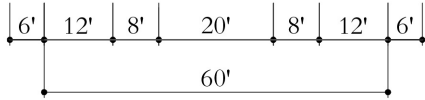
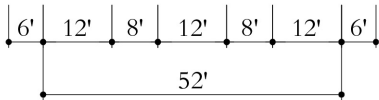
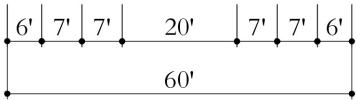
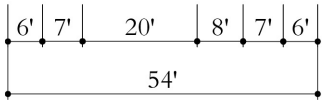
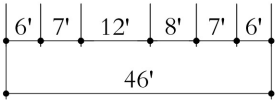
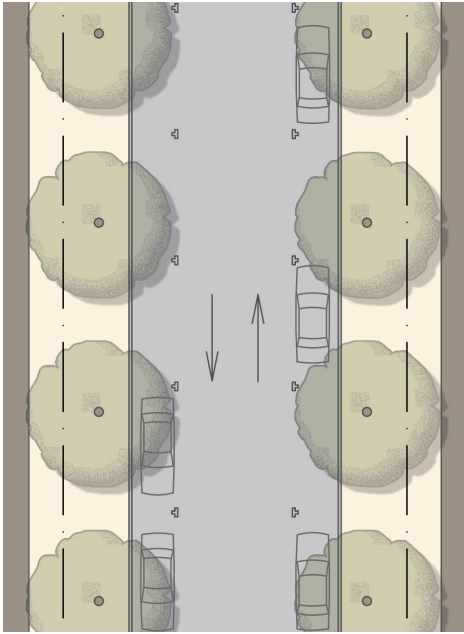
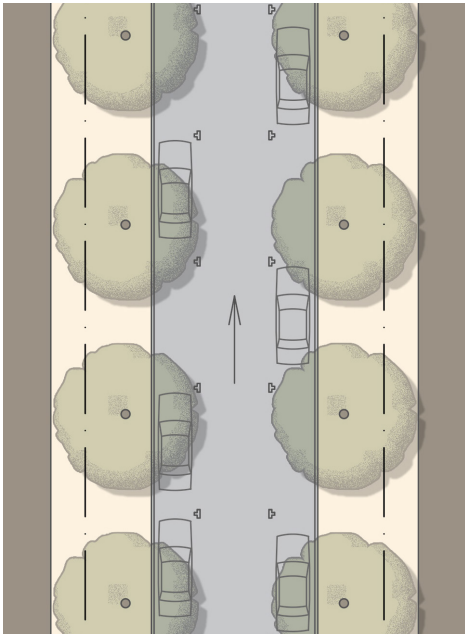
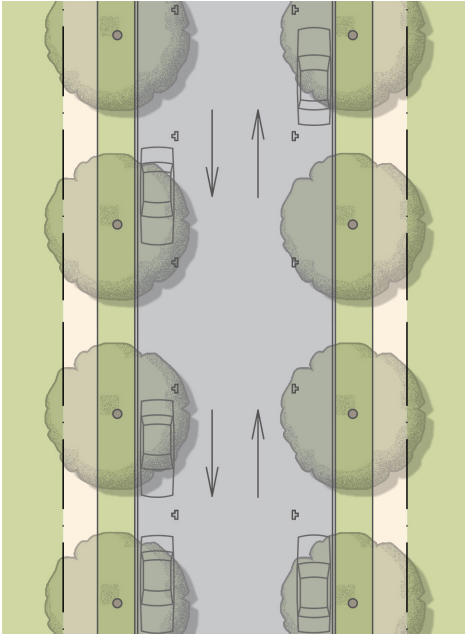
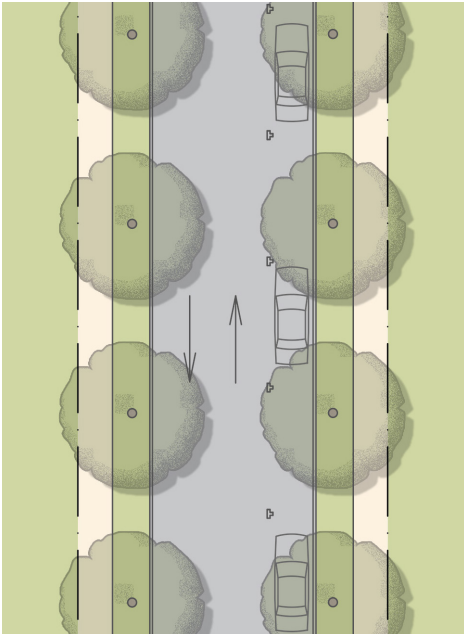
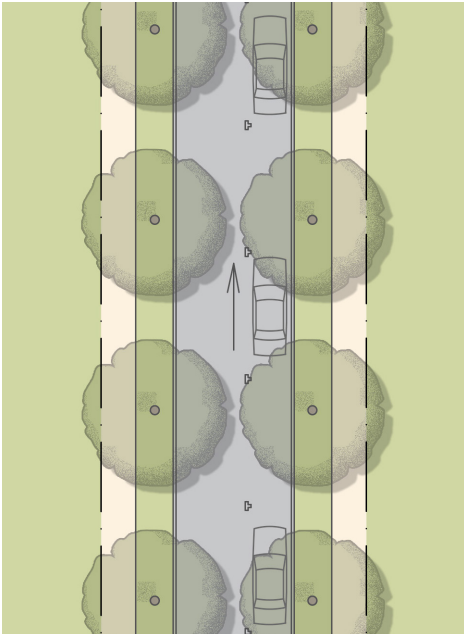
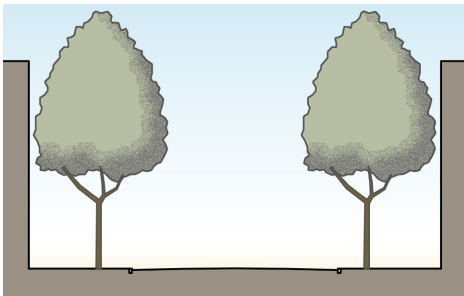
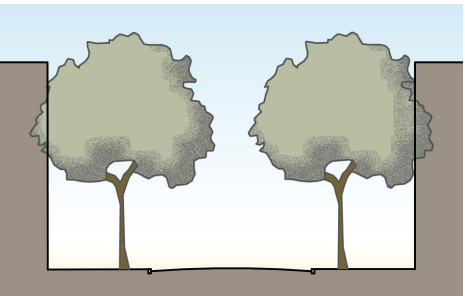
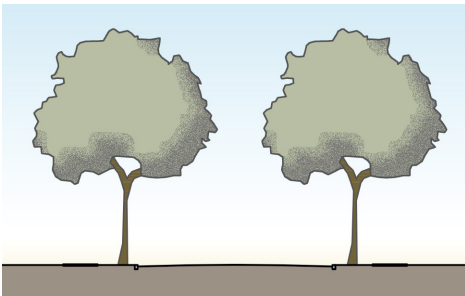
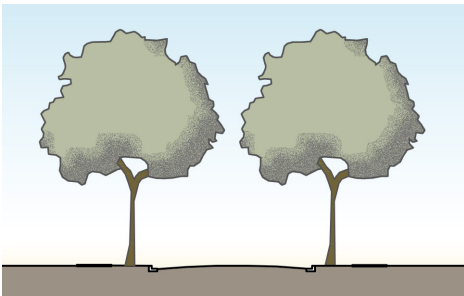
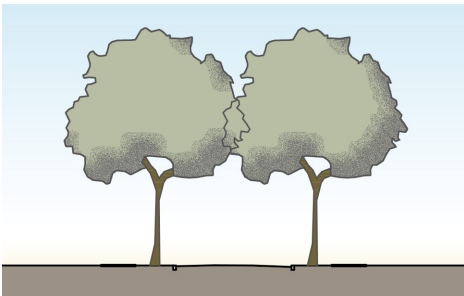


| Front Thoroughfare Types                                                              |                                                              |             |            |                 |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------|------------|-----------------|
|                                                                                       | <i>Name</i>                                                  | <i>Type</i> | <i>ROW</i> | <i>Pavement</i> |
|  | Street                                                       | ST          | 46         | 20              |
|  | Street                                                       | ST          | 54         | 28              |
|  | Street                                                       | ST          | 60         | 34              |
| TBD                                                                                   | Commercial Street                                            | CS          | 52         | 28              |
|  | Commercial Street                                            | CS          | 60         | 36              |
|  | Boulevard                                                    | BV          | 80         | 36              |
|  | Passage                                                      | PS          | V          | 5-5             |
|  | Path                                                         | PT          | V          | 5+              |
|  | Sidewalk in Civic Space ( <i>see Civic Space Standards</i> ) |             |            |                 |
| TBD                                                                                   | Trail in Civic Space ( <i>see Civic Space Standards</i> )    |             |            |                 |

| Rear Thoroughfare Types |      |     |          |  |
|-------------------------|------|-----|----------|--|
| Name                    | Type | ROW | Pavement |  |
| Rear Alley              | RA   | 30  | 12       |  |
| Fire Alley              | FA   | 30  | 20       |  |







ST-46-20

|                                    |
|------------------------------------|
| Street                             |
| (name) Street                      |
| T4,T5                              |
| 46 ft. ROW                         |
| 20 ft. Pavement                    |
| Slow Movement                      |
| One-Way Traffic                    |
| Parking One Side                   |
| 12 ft. Curb Radius                 |
| Header Curbs                       |
| 7 ft. Tree Lawn                    |
| T4-5: Allee, 25 ft. o.c.           |
| 6 ft. Sidewalk                     |
| Not provided on this Thoroughfare. |

ST-54-28

|                                 |
|---------------------------------|
| Street                          |
| (name) Street                   |
| T4,T5                           |
| 54 ft. ROW                      |
| 28 ft. Pavement                 |
| Slow Movement                   |
| Two-Way Traffic                 |
| Parking on One Side             |
| 12 ft. Curb Radius              |
| Header Curbs                    |
| 7 ft. Tree Lawn                 |
| T4-5: Allee, 25 ft. o.c.        |
| 6 ft. Sidewalk                  |
| For buildings up to 30 ft. tall |

This Thoroughfare Type may be modified to include double sided street parking, and 12-foot-clear two-way yield lane.

ST-60-34

|                                 |
|---------------------------------|
| Street                          |
| (name) Street                   |
| T4,T5                           |
| 60 ft. ROW                      |
| 34 ft. Pavement                 |
| Slow Movement                   |
| Two-Way Traffic                 |
| Parking Both Sides              |
| 12 ft. Curb Radius              |
| Header Curbs                    |
| 7 ft. Tree Lawn                 |
| T4-5: Allee, 25 ft. o.c.        |
| 6 ft. Sidewalk                  |
| For buildings up to 30 ft. tall |

This Thoroughfare Type overrides City standards for Neighborhood Avenue.

CS-52-28

|                                    |
|------------------------------------|
| Street                             |
| (name) Street                      |
| T4,T5,T6                           |
| 52 ft. ROW                         |
| 28 ft. Pavement                    |
| Slow Movement                      |
| One-Way Traffic                    |
| Parking Both Sides                 |
| 12 ft. Curb Radius                 |
| Header Curbs                       |
| 5 ft. Tree Grates                  |
| Allee, 25 ft. o.c.                 |
| 7 ft. Sidewalk                     |
| Not provided on this Thoroughfare. |

Street trees may be omitted to allow for a Colonnade or Arcade.

CS-60-36

|                                 |
|---------------------------------|
| Commercial Street               |
| (name) Street                   |
| T4,T5                           |
| 60 ft. ROW                      |
| 36 ft. Pavement                 |
| Slow Movement                   |
| Two-Way Traffic                 |
| Parking Both Sides              |
| 12 ft. Curb Radius              |
| Header Curbs                    |
| 5 ft. Tree Grates               |
| Allee, 25 ft. o.c.              |
| 7 ft. Sidewalk                  |
| For buildings up to 30 ft. tall |

Street trees may be omitted to allow for a Colonnade or Arcade.

Thoroughfare Type  
ST Street  
CS Commercial Street  
BV Boulevard

Right-of-Way Width

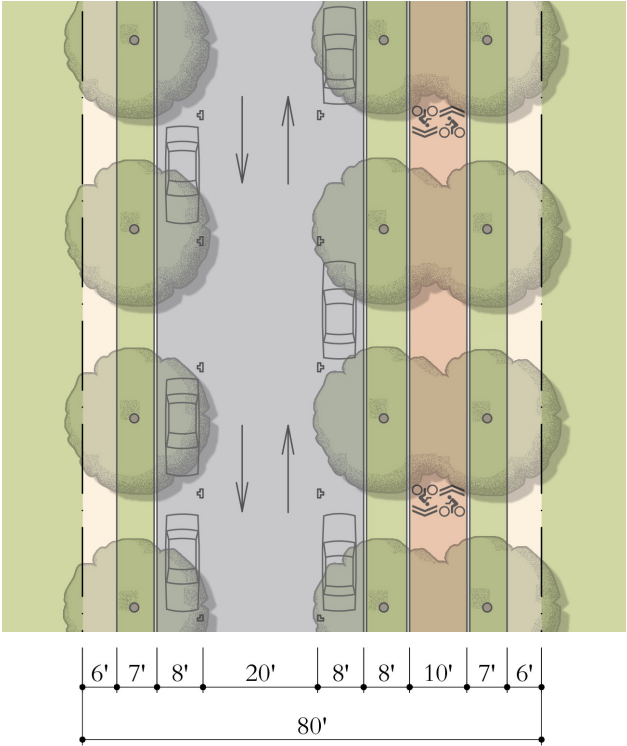
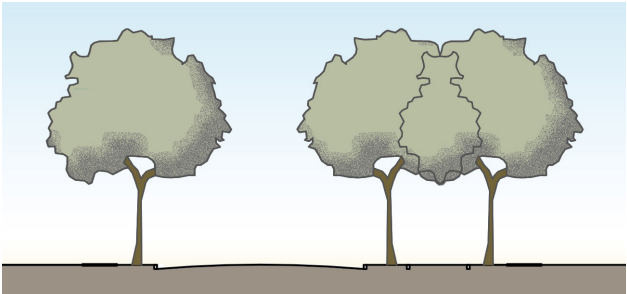
Pavement Width

XX-##-##

|                                     |
|-------------------------------------|
| Thoroughfare Type                   |
| Thoroughfare Name Suffix            |
| Transect Zone                       |
| Right-of-Way or Easement Width      |
| Pavement Width                      |
| Movement                            |
| Traffic Lanes                       |
| Parking Lanes                       |
| Pavement / Curb                     |
| Curb Type                           |
| Planter Type (includes curb if any) |
| Landscape Type                      |
| Walkway Type                        |
| Fire Apparatus Access               |
| Notes                               |







|                                   |  |
|-----------------------------------|--|
| BV-80-36                          |  |
| Boulevard                         |  |
| (name) Boulevard                  |  |
| T4,T5                             |  |
| 80 ft. ROW                        |  |
| 36 ft. Pavement                   |  |
| Slow Movement                     |  |
| Two-Way Traffic                   |  |
| Parking Both Sides                |  |
| 12 ft. Curb Radius                |  |
| Header Curbs                      |  |
| 8 ft. Tree Lawn / 7 ft. Tree Lawn |  |
| Allee, 25-30 ft. o.c.             |  |
| 6 ft. Sidewalk                    |  |
| For buildings up to 30 ft. tall.  |  |

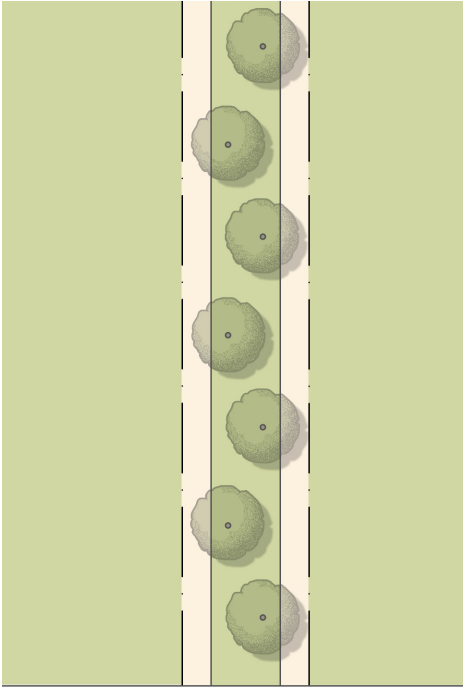
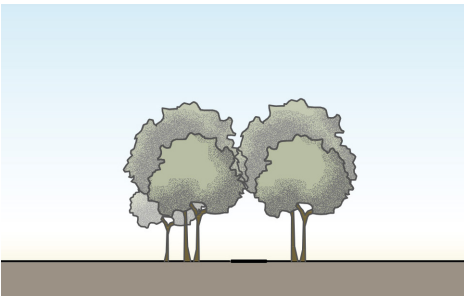
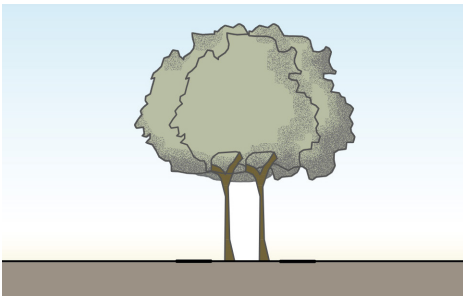
This Thoroughfare Type overrides City standards for Community Blvd.  
Street trees may be omitted to allow for a Colonnade or Arcade.

Thoroughfare Type  
ST Street  
CS Commercial Street  
BV Boulevard  
Right-of-Way Width  
Pavement Width  
XX-##-##

|                                     |
|-------------------------------------|
| Thoroughfare Type                   |
| Thoroughfare Name Suffix            |
| Transect Zone                       |
| Right-of-Way or Easement Width      |
| Pavement Width                      |
| Movement                            |
| Traffic Lanes                       |
| Parking Lanes                       |
| Pavement / Curb                     |
| Curb Type                           |
| Planter Type (includes curb if any) |
| Landscape Type                      |
| Walkway Type                        |
| Fire Apparatus Access               |
| Notes                               |





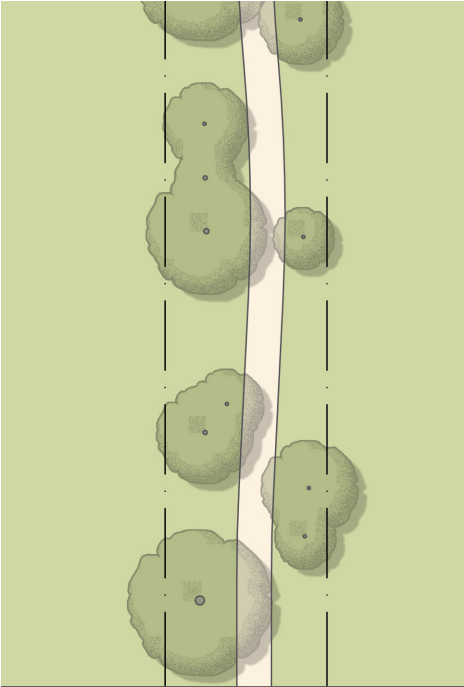


5' 12' 5'

PS-V-5-5

|                                   |
|-----------------------------------|
| Passage                           |
| (name) Passage                    |
| T4, T5                            |
| 24 ft. ROW                        |
| N/A                               |
| N/A                               |
| N/A                               |
| N/A                               |
| N/A                               |
| 12 ft. Planting Zone              |
| Clustered                         |
| 6 ft. Sidewalk each side          |
| Not provided on this Thoroughfare |

This Thoroughfare type will be privately owned and maintained.



5' min.

PT-V-5+

|                                    |
|------------------------------------|
| Path                               |
| (name) Path                        |
| T4, T5                             |
| ROW Width Varies                   |
| N/A                                |
| N/A                                |
| N/A                                |
| N/A                                |
| N/A                                |
| Planting zone varies               |
| Trees, ground cover, shrubs, lawn  |
| 5 ft. min. Sidewalk                |
| Not provided on this Thoroughfare. |

This Thoroughfare type will be privately owned and maintained.

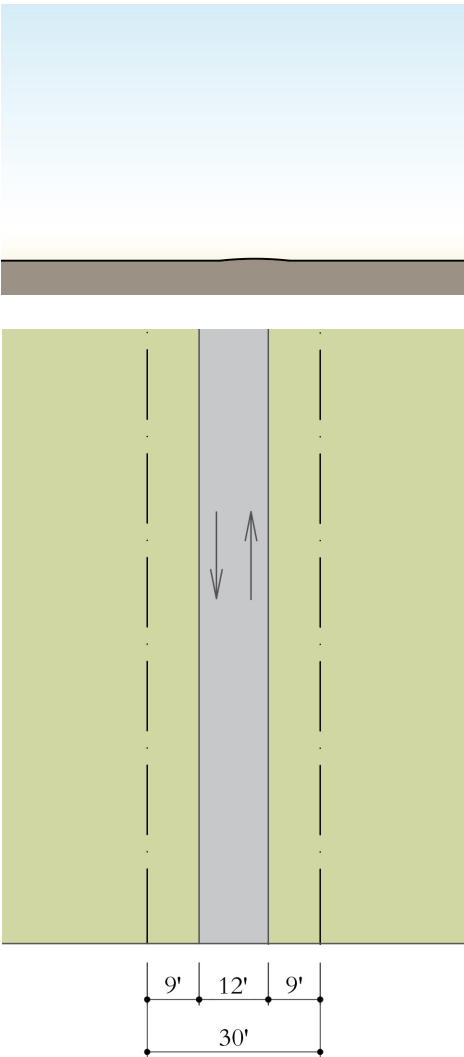
Thoroughfare Type  
CS Commercial Street  
BV Boulevard  
Right-of-Way Width  
Pavement Width  
XX-##-##

|                                     |
|-------------------------------------|
| Thoroughfare Type                   |
| Thoroughfare Name Suffix            |
| Transect Zone                       |
| Right-of-Way or Easement Width      |
| Pavement Width                      |
| Movement                            |
| Traffic Lanes                       |
| Parking Lanes                       |
| Pavement / Curb                     |
| Curb Type                           |
| Planter Type (includes curb if any) |
| Landscape Type                      |
| Walkway Type                        |
| Fire Apparatus Access               |

Notes



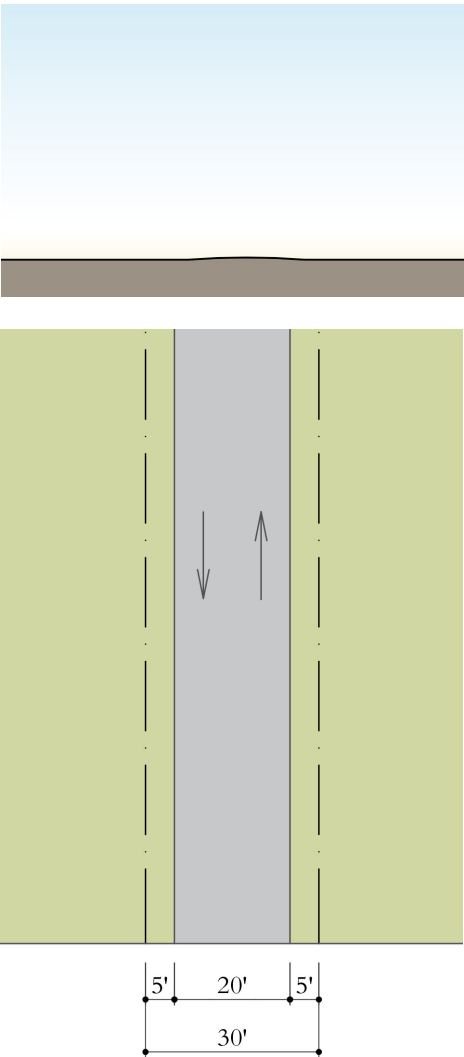




RA - 30 - 12

|                                     |
|-------------------------------------|
| Rear Alley                          |
| (name) Alley                        |
| T4, T5, T6                          |
| 30 ft. ROW                          |
| 12 ft. Pavement                     |
| Slow Movement                       |
| Two-Way Traffic                     |
| No Parking                          |
| 12 ft. Curb Radius; Apron at Street |
| Inverted Crown                      |
| 6 ft. Lawn                          |
| Varies                              |
| No Sidewalk                         |
| Not provided on this Thoroughfare.  |

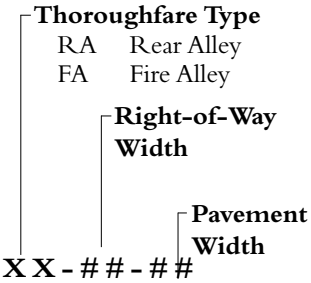
This Thoroughfare type will be privately owned and maintained.



FA - 30 - 20

|                                     |
|-------------------------------------|
| Fire Alley                          |
| (name) Alley                        |
| T4, T5, T6                          |
| ROW 30 ft                           |
| N/A                                 |
| Slow Movement                       |
| Two-Way Traffic, Fire Access        |
| No Parking                          |
| 15 ft. Curb Radius; Apron at Street |
| Inverted Crown                      |
| N/A                                 |
| N/A                                 |
| No Sidewalk                         |
| 20 foot clear width                 |

This Thoroughfare type will be privately owned and maintained. Pavement may be widened for greater clear width.



|                                     |
|-------------------------------------|
| Thoroughfare Type                   |
| Thoroughfare Name Suffix            |
| Transect Zone                       |
| Right-of-Way or Easement Width      |
| Pavement Width                      |
| Movement                            |
| Traffic Lanes                       |
| Parking Lanes                       |
| Pavement / Curb                     |
| Curb Type                           |
| Planter Type (includes curb if any) |
| Landscape Type                      |
| Walkway Type                        |
| Fire Apparatus Access               |
| Notes                               |

Thoroughfare Standards

The following apply to all Thoroughfares:

1.

**Maintenance and Ownership.** All Front Thoroughfares accommodating vehicular traffic shall be dedicated as public Rights-of-Way. All other Thoroughfares shall be owned and maintained by a Property Owners Association (POA) and have public access easements.
2.

**Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by a POA.
3.

**Street Trees.** The following apply to street trees:
  - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by Warrant.
  - The Public Frontage in T4 and T5 shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one Story.
  - At Retail Frontages, the spacing of trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
  - At Civic Spaces, the spacing of trees may be vary from the typical conditions described in these Thoroughfare Types and Standards in order to contribute to the character of the Civic Space.
  - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by Warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances.
  - Trees shall be maintained by a POA to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) For moving vans, buses, emergency vehicles, and the like.
4.

**Utility Easements.** Typically, water and sewer shall be provided in Front Thoroughfares or Civic Spaces and other utilities shall be provided in Rear Thoroughfares, with easements in these Thoroughfares as required. Provision of utilities in easements on Building Sites shall be the exception and the location of last resort.
5.

**Encroachments into Rights-of-Way.** Portions of buildings may be permitted to encroach over Rights-of-Way as consistent with the Building Site Standards.
6.

**Proposed Fire Apparatus Access.** This access, which may be provided by Thoroughfares or Civic Spaces, shall be paved or otherwise structurally stabilized with a clear width as required by the City of Taylor and a 15-foot inside turning radius (*see Fire Apparatus Access Diagram*).
7.

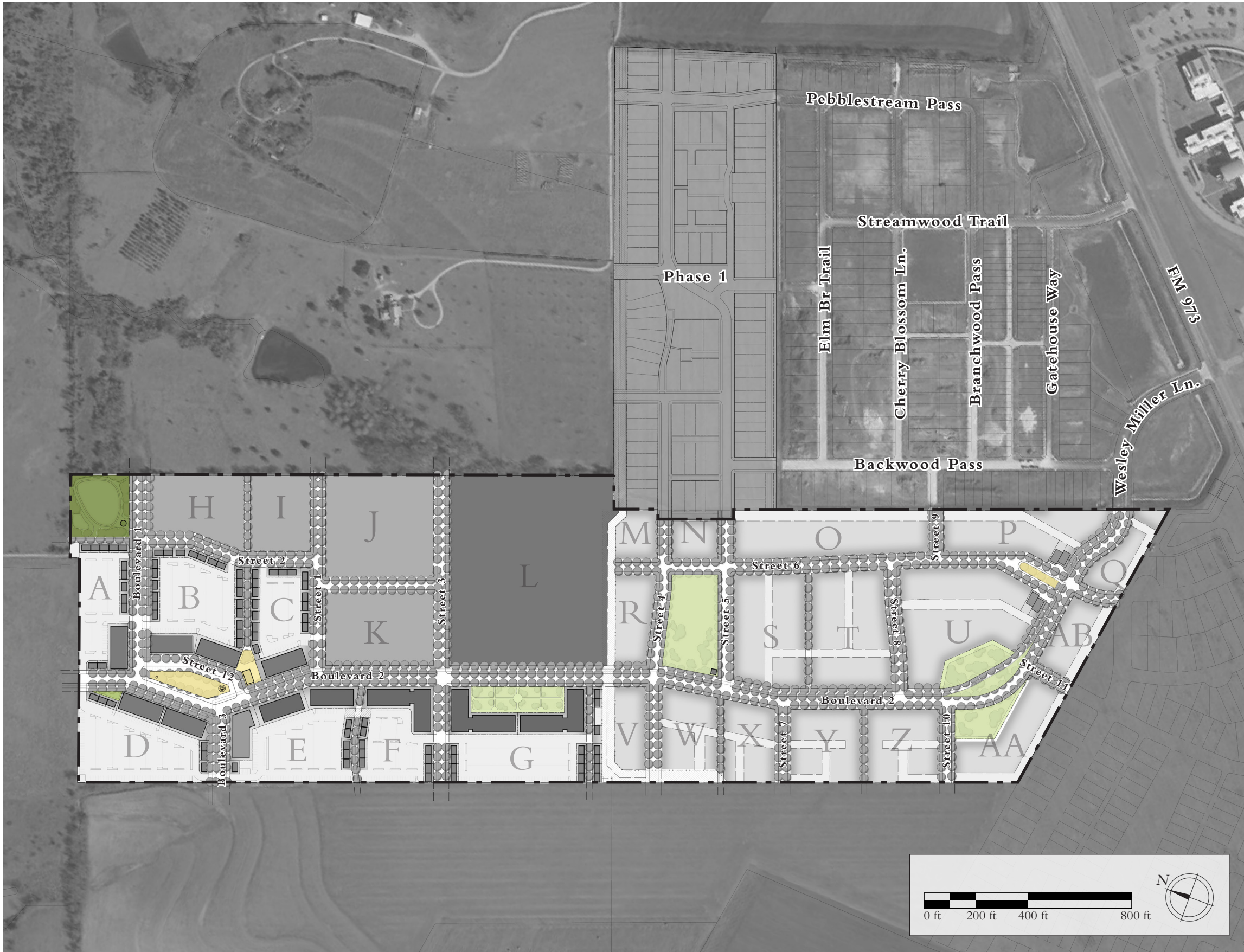
**Thoroughfare Alignments.** Intersection angles and offsets are permitted if consistent with the Master Plan or minor adjustments therein. Thoroughfares may have offset intersections or intersections at angles other than 90 degrees as a means of calming traffic.
8.

**Alley Length.** Maximum cul-de-sac length does not apply to alleys.
9.

**Turn Lanes.** Turn lanes may be required at intersections per traffic impact analysis.
10.

**Thoroughfare Names.** The names of Thoroughfares shall end with the respective Thoroughfare Type name (aka suffix). More specifically, the Thoroughfare name shall end with Street, Boulevard, Passage, Path, or Alley as indicated on the Thoroughfare Types Plan and in these Thoroughfare types standards.









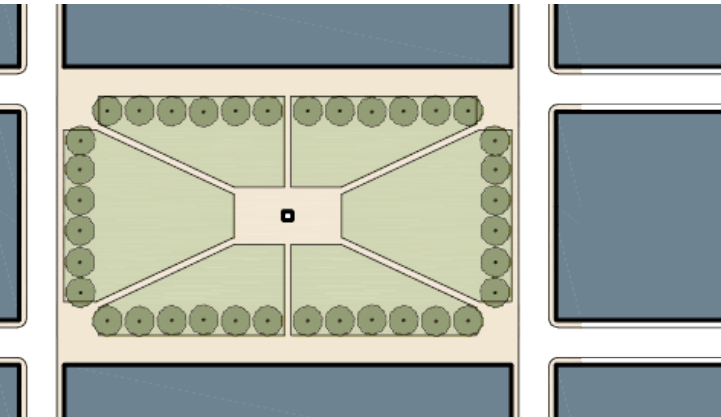
Park

A large Civic Space available for recreation, often serving an entire neighborhood or region. A Park is usually located at the neighborhood edge and is often shaped by buildings, but may give way to nature at some of its perimeter. Its landscape may include paved paths and unpaved trails, open lawn, trees, ponds, and other natural features, all with a naturalistic character requiring limited maintenance. A very large Park serving as a corridor is a greenway.



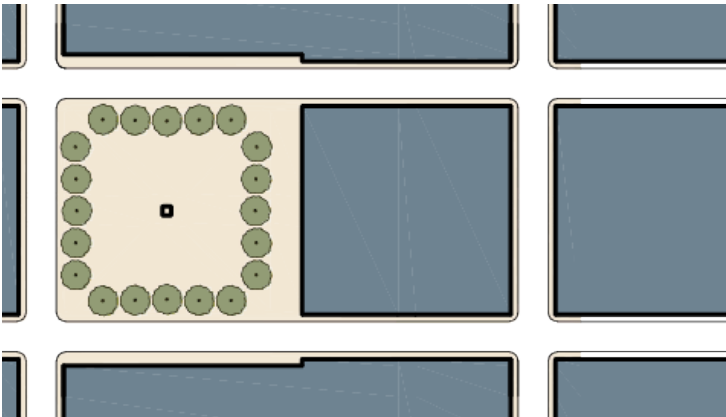
Green

A medium Civic Space available for recreation. A Green is typically shaped by buildings and its landscape consists mostly of lawn and trees with a naturalistic character requiring limited maintenance.



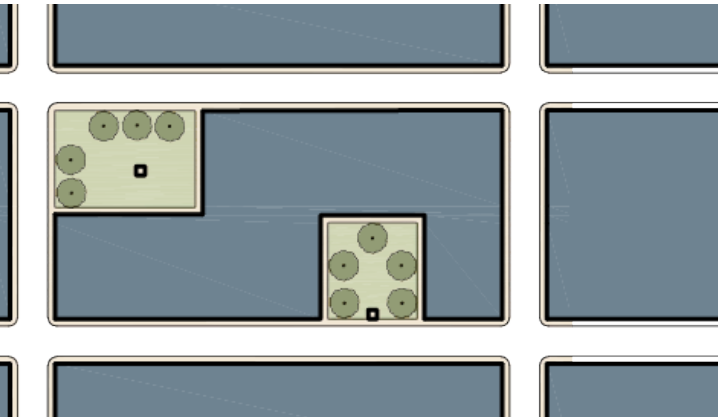
Square

A small-to-medium Civic Space, typically at the intersection of important Thoroughfares. A Square (which need not be "square" shape) is shaped by buildings, some or all of which may be mixed-use, and its landscape consists of paved walks, lawn, trees, and civic buildings with a formal character which may require substantial maintenance.



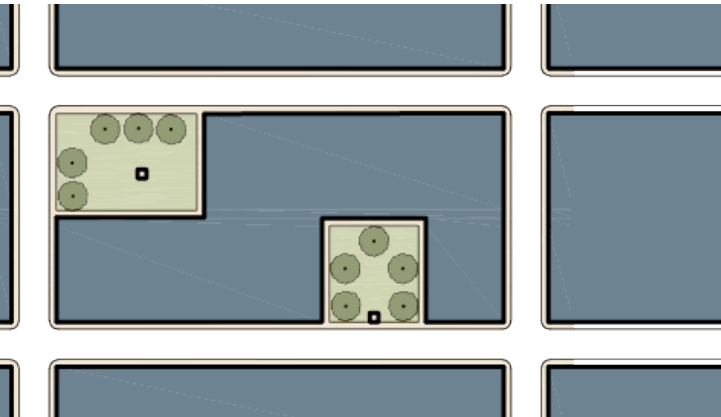
Plaza

A Civic Space which is predominantly paved. A Plaza is circumscribed by Frontages, although not necessarily Thoroughfares, and is typically found in the center of a town or city. A Plaza is often fronted with mixed-use or Commercial buildings, as the hardscape is ideal for outdoor seating.



Pocket Park

A small Civic Space suitable for socializing, eating, and resting. Pocket Parks may be equipped with benches and/or movable tables and chairs, plantings, and public art. They are typically located alongside a Thoroughfare or within a block, visible from a Thoroughfare.



Playground

A Civic Space designed and equipped for children's recreation and adult supervision. They are typically interspersed in residential areas, within a block, or within any Civic Space.

Civic Space Standards

The following apply to all Civic Spaces:

1. **Maintenance and Ownership.** All Civic Spaces shall be owned and maintained by a POA and have public access easements.
2. **Allocation of Civic Space.** A minimum of 5% of the gross area of the community shall be Civic Space (*see Civic Space Plan*). This area shall include stormwater management features that are designed as part of a Civic Space and shall not include stormwater management features not designed as part of a Civic Space. Refinements to the location and area of Civic Spaces in the master plan are anticipated, but shall continue to meet this requirement.
3. **Sidewalks.** Civic Spaces shall have Sidewalks sufficient to provide access to all Enfronting Building Sites and provide connectivity to adjacent Front Thoroughfares and Civic Spaces.
4. **Landscaping.** Landscaping for Civic Spaces, storm water management ponds, and other landscaped areas shall comply with applicable City requirements.
5. **Stormwater Management Facilities.** Where storm-water management facilities are included in a Civic Space, they shall be designed to be compatible with the character of the Civic Space.
  - a. Dry facilities shall be landscaped to act as an open lawn or space for other unstructured recreation when dry, and shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
  - b. Wet facilities shall be designed to look like natural ponds with gently sloping edges rather than steep banks. Wet ponds shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
  - c. Maintenance berms and/or maintenance access shall be accounted for in both wet and dry facilities.
6. **Recreation Areas.** Swimming pools, recreation courts (tennis, pickle ball, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within Civic Space.



The following apply to all Building Sites:

- 1. **Dwelling Size.** There is no minimum dwelling size.
- 2. **Number of Buildings and Units.** Building Sites may have more than one building. Building Sites with multiple Frontages may have two accessory units provided that one faces the Secondary Frontage.
- 3. **Accessory Unit Square Footage.** The net square footage of an Accessory Unit within a primary building or an outbuilding shall not exceed 800 square feet, excluding the stair, landings, and any parking areas.
- 4. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the Permitted Encroachment Table. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, ornamental features, and the like may encroach into any setback. All encroachments into utility easements are subject to the terms of the easement (*see Permitted Encroachments Table*).

Permitted Encroachments Table

|                                 | Setbacks Facing Frontages | Setbacks Not Facing Frontages | Thoroughfares (incl. ROW) <sup>iv</sup> |
|---------------------------------|---------------------------|-------------------------------|-----------------------------------------|
| Patios <sup>i</sup>             |                           | •                             |                                         |
| Decks <sup>i</sup>              |                           | •                             |                                         |
| Mech. Equipment                 |                           | •                             |                                         |
| Utility Meters                  |                           | •                             |                                         |
| Window Wells                    |                           | •                             |                                         |
| Stoops and Steps <sup>i</sup>   | •                         | •                             |                                         |
| Porches and Steps <sup>ii</sup> | •                         | •                             |                                         |
| Chimneys                        | •                         | •                             |                                         |
| Hedges, Fences, & Garden Walls  | •                         | •                             |                                         |
| Bay Windows                     | •                         | •                             | •                                       |
| Turrets/Towers                  | •                         | •                             | •                                       |
| Eaves                           | •                         | •                             | •                                       |
| Overhangs                       | •                         | •                             | •                                       |
| Balconies                       | •                         | •                             | •                                       |
| Ramps                           | •                         | •                             | •                                       |
| Awnings                         |                           | •                             | •                                       |
| <i>At Commercial Uses Only</i>  |                           |                               |                                         |
| Merchandise                     | •                         | •                             | •                                       |
| Cafe Tables                     | •                         | •                             | •                                       |
| Chairs                          | •                         | •                             | •                                       |
| Umbrellas                       | •                         | •                             | •                                       |
| Planters                        | •                         | •                             | •                                       |
| Heaters                         | •                         | •                             | •                                       |
| Arcades <sup>iii</sup>          | •                         | •                             | •                                       |
| Colonnades <sup>iii</sup>       | •                         | •                             | •                                       |
| Galleries                       | •                         | •                             | •                                       |
| Canopies                        | •                         | •                             | •                                       |
| Marquees                        | •                         | •                             | •                                       |
| Signs                           | •                         | •                             | •                                       |
| Lights                          | •                         | •                             | •                                       |
| Buildings <sup>iv</sup>         | •                         |                               | •                                       |

Notes:

- i. May encroach into setbacks up to 6 feet.
- ii. May encroach into setbacks up to 12 feet.
- iii. To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.
- iv. Conditioned habitable space may encroach into the ROW above an Arcade or Colonnade, with a license agreement and if a 12'-6" height clearance is maintained below.

- 5. **Prohibited Uses.** The following uses, whether primary or accessory, shall be prohibited:
  - Adult Entertainment
  - Automobile and/or Truck Washing Facility
  - Automobile Body Repair Shop
  - Automobile Fueling Station
  - Cell Towers exposed to view
  - Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling
  - Commercial Amusement, Outdoor
  - Commercial Kennels and Animal Husbandry
  - Commercial Stable
  - Concrete or Asphalt Batching Plant
  - Construction and Demolition Debris Disposal Facility
  - Distribution Facilities
  - Solid Waste Incinerators
  - Junk & Wrecked Vehicle Salvage Yard Facility
  - Methane Recovery Facility associated with Soil Removal
  - Mineral Extraction and Surface Mining
  - Motor Vehicle Impound lots
  - Mover Storage Facility
  - Moving Truck and Trailer Rental
  - Outdoor Vending Machines, except those for bikes, scooters, etc.
  - Paint Mixing & Spraying Facility
  - Petroleum or Related Products Refining or Distributor
  - Plastic & Rubber Products Manufacture
  - Race Tracks
  - Recycling and Salvage Center (except architectural salvage)
  - Salvage Motor Vehicle Auction or Pool Facility
  - Sanitary Landfill
  - Shooting Range, Outdoor
  - Solid Waste Disposal Facility
  - Truck Stop
  - Truck Terminals
  - Wind Energy Conversion System, Large Wind Farms
  - Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, etc.). Impacts confined to this community are not considered adverse.





T4: Neighborhood General Zone



a. Building Site Dimensions

|                        |              |
|------------------------|--------------|
| Building Site Width    | 120 ft. max. |
| Building Site Coverage | 80% max.     |

b. Setbacks: Principal Building

|                                 |                         |
|---------------------------------|-------------------------|
| (b.1) Front Setback (Principal) | 6 ft. min., 18 ft. max. |
| (b.2) Front Setback (Secondary) | 6 ft. min., 18 ft. max. |
| (b.3) Side Setback              | 0 ft. min.              |
| (b.4) Rear Setback              | 1 ft. min.              |
| Primary Frontage Buildout       | 60% min.                |

c. Setbacks: Outbuilding

|                                 |                         |
|---------------------------------|-------------------------|
| (c.1) Front Setback (Principal) | 20 ft. + (b.1) min.     |
| (c.2) Front Setback (Secondary) | 6 ft. min., 18 ft. max. |
| (c.3) Side Setback              | 0 ft. min.              |
| (c.4) Rear Setback              | 1 ft. min.              |

d. Building Height

|                          |                |
|--------------------------|----------------|
| (d.1) Principal Building | 3 stories max. |
| (d.2) Outbuilding        | 3 stories max. |

e. Private Frontages

|                         |               |
|-------------------------|---------------|
| Common Lawn             | not permitted |
| Porch                   | permitted     |
| Terrace and Light Court | permitted     |
| Forecourt               | permitted     |
| Stoop                   | permitted     |
| Storefront and Awning   | permitted     |
| Gallery                 | permitted     |
| Arcade or Colonnade     | not permitted |

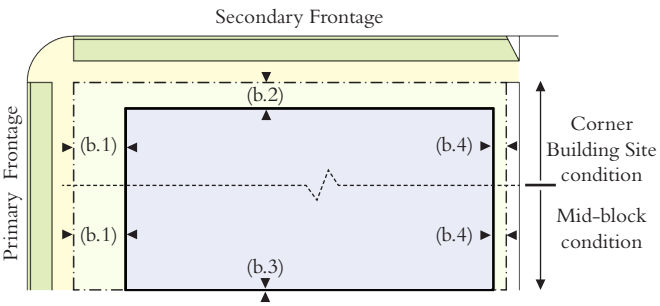
f. Building Uses

Additional uses may be approved by Warrant.

|               |                                                                                                                                                                                                      |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential   | <b>Limited Residential:</b> Up to 6 dwelling units and in addition 2 accessory dwelling units are permitted on each Building Site.                                                                   |
| Lodging       | <b>Limited Lodging:</b> The number of bedrooms available for lodging shall be limited to 16. Breakfast may be provided to overnight guests before noon each day.                                     |
| Office        | <b>Limited Office:</b> The area available for office use shall be limited to the first Story of the principal building or to an accessory building. Home occupation is permitted.                    |
| Retail        | <b>Limited Retail:</b> The area available for Retail use shall be limited to the first Story on corner Building Sites.                                                                               |
| Manufacturing | <b>Limited Manufacturing:</b> Manufacturing uses shall be limited to the first Story on corner Building Sites (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair). |
| Civic         | <b>Open Civic:</b> Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.                                                |

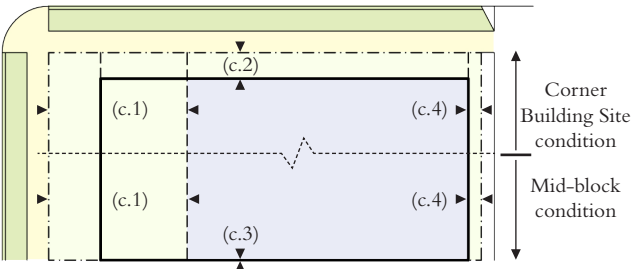
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the Building Site Lines as shown.
- Facades shall be built along the Primary Frontage to the specified Primary Frontage buildout percentage (measured as a percentage of the Building Site width). The Primary Frontage buildout requirement does not apply at Secondary Frontages.



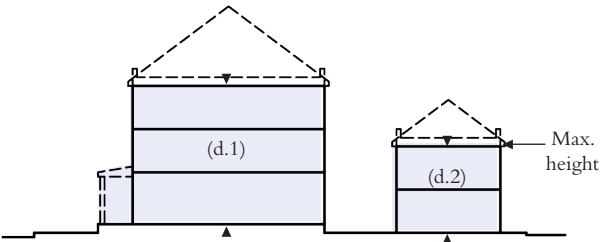
c. Setbacks: Outbuilding

- The Outbuilding shall be distanced from the Building Site Lines as shown.



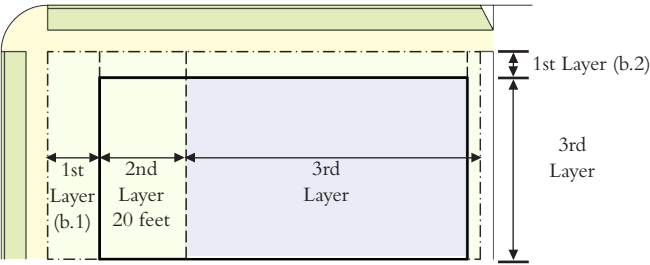
d. Building Height

- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: Civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking on Building Sites (whether open, covered, or enclosed) shall only be provided within the third Layer. Garages are permitted within Liner Buildings in the second Layer, and may be permitted elsewhere in the first or second Layer by Warrant.
- Parking shall be accessed by a rear alley when such are provided.





T5: Neighborhood Center Zone



a. Building Site Dimensions

|                        |              |
|------------------------|--------------|
| Building Site Width    | 180 ft. max. |
| Building Site Coverage | 95% max.     |

b. Setbacks: Principal Building

|                                 |                         |
|---------------------------------|-------------------------|
| (b.1) Front Setback (Principal) | 0 ft. min., 12 ft. max. |
| (b.2) Front Setback (Secondary) | 0 ft. min., 12 ft. max. |
| (b.3) Side Setback              | 0 ft. min.              |
| (b.4) Rear Setback              | 4 ft. min.              |
| Primary Frontage Buildout       | 70% min.                |

c. Setbacks: Outbuilding

|                                 |                             |
|---------------------------------|-----------------------------|
| (c.1) Front Setback (Principal) | 40 ft. max. from rear prop. |
| (c.2) Front Setback (Secondary) | 0 ft. min., 12 ft. max.     |
| (c.3) Side Setback              | 0 ft. min.                  |
| (c.4) Rear Setback              | 1 ft. min.                  |

d. Building Height

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

e. Private Frontages

|                         |               |
|-------------------------|---------------|
| Common Lawn             | not permitted |
| Porch                   | not permitted |
| Terrace and Light Court | permitted     |
| Forecourt               | permitted     |
| Stoop                   | permitted     |
| Storefront and Awning   | permitted     |
| Gallery                 | permitted     |
| Arcade or Colonnade     | permitted     |

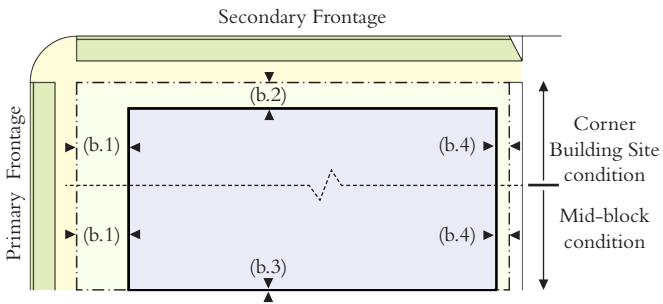
f. Building Uses

Additional uses may be approved by Warrant.

|               |                                                                                                                                                                                                                |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential   | <b>Open Residential:</b> There shall be no maximum number of dwelling units for a Building Site.                                                                                                               |
| Lodging       | <b>Open Lodging:</b> There shall be no maximum number of rooms available for Lodging on a Building Site. Food service may be provided at any time. The maximum length of a stay shall not exceed 90 days.      |
| Office        | <b>Open Office:</b> Office uses are permitted.                                                                                                                                                                 |
| Retail        | <b>Open Retail:</b> Retail uses are permitted.                                                                                                                                                                 |
| Manufacturing | <b>Open Manufacturing:</b> Manufacturing uses are permitted (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair). Artifacts shall not be stored where visible from Frontages. |
| Civic         | <b>Open Civic:</b> Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.                                                          |

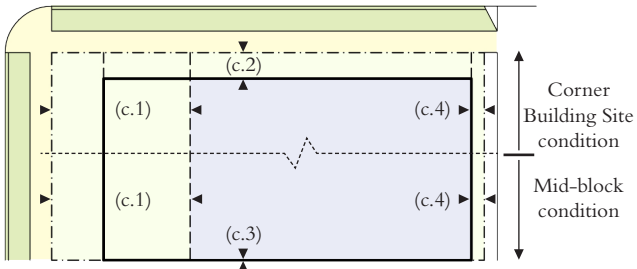
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the Building Site Lines as shown.
- Facades shall be built along the Primary Frontage to the specified Primary Frontage buildout percentage (measured as a percentage of the Building Site width). The Primary Frontage buildout requirement does not apply at Secondary Frontages.



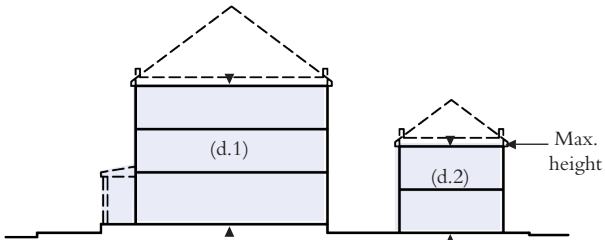
c. Setbacks: Outbuilding

- The Outbuilding shall be distanced from the Building Site Lines as shown.



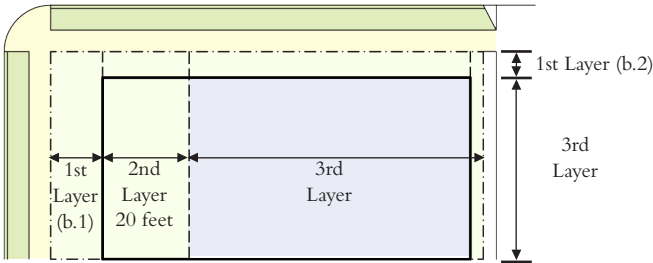
d. Building Height

- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: Civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking on Building Sites (whether open, covered, or enclosed) shall only be provided within the third Layer. Garages are permitted within Liner Buildings in the second Layer, and may be permitted elsewhere in the first or second Layer by Warrant.
- Parking shall be accessed by a rear alley when such are provided.





Architectural Standards

The following requirements apply to all Building Sites:

- 1. **Building Entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the Primary Frontage of that Building Site. The primary entrance to accessory buildings may face any Thoroughfare type.
- 2. **Facades.** Facades shall be built parallel to a rectilinear Primary Frontage Line or to the chord of a curved Primary Frontage Line.
- 3. **Ground Floor Grading.** At the ground floor, residential and bedrooms in lodging uses shall be raised a minimum of 2 feet from the average Sidewalk grade at Frontages for the purpose of establishing privacy. Ground floor units of Multi-family buildings with 8 or more units shall have direct access to Sidewalks from the unit.
- 4. **First-Story Glazing.** The first Story of each Facade shall be glazed with clear glass for a minimum of 30% of the wall area of the first Story, with each Facade being calculated independently.
- 5. **Upper-Story Glazing.** Above the first Story of each Facade, openings shall be glazed with clear glass for a maximum of 50% of the wall area above the first Story, with each Facade being calculated independently.
- 6. **Storefront Glazing.** At storefronts, the first Story of the Facade shall be glazed with clear glass for a minimum of 70% of the wall area of the first Story and shaded by an awning or canopy that extends over the Sidewalk.
- 7. **Pitched Roofs.** Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
- 8. **Flat Roofs.** Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.
- 9. **Frontage Access.** Where more than 8 Dwelling Units are present
- 10. **Signs.** The following sign standards apply to all signs:
  - One blade sign for each business entrance may be installed perpendicular to the Facade. Such a sign shall not exceed 6 square feet and shall clear the Sidewalk by 8 feet.
  - One band sign may be incorporated into the Facade of each storefront. Such a sign shall not exceed 3 feet in height by any length.
  - Signage may be externally illuminated or neon.



Example of a blade sign.



Example of a band sign.

Landscape Standards

- 1. **Frontage Landscaping.** Landscaping on Building Sites is only required at Frontages unless noted otherwise and required plantings shall comply with City requirements.
  - **Front Yard Trees.** Front yards of a depth greater than 12 feet require one deciduous tree of a minimum height of 30 feet at maturity and one additional tree for every 18 linear foot of Frontage not occupied by a terrace, stoop, or porch.
  - **Lawn.** Lawn is prohibited at Frontages in T5 and in all zones where the lawn area is 6 feet or less in either dimension.
  - **Planting.** Plant material, including ground cover, shall be planted no farther apart than 12 inches.
  - **Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
  - **Erosion Control.** Erosion control is required where there is no landscape or hardscape.
- 2. **Fences.** A hedge, fence, or wall along a shared rear or side Building Site Line shall be no closer than 5 feet to another fence. Alternatively, neighbors may share a single hedge, fence, or wall along a shared side or rear Building Site Line. Fences within the first Building Site Layer shall be painted.

Parking Standards

- 1. **Parking Requirements.** There shall be no minimum or maximum parking requirements.
- 2. **Visibility.** Visibility of parking lots from Frontages shall be minimized using buildings, walls, and/or landscaping. Parking lots not facing Frontages need not provide screening from adjacent Building Sites.
- 3. **Connections.** Parking lots on adjacent private lots shall connect to one another.
- 4. **Surfacing.** Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, all of which shall be graded and drained to dispose of surface water into appropriate structures.
- 5. **Light Spillover.** Given the intention of making parking lots as compact as possible and creating shared access from one owner’s parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
- 6. **Landscaping.** Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces, or parking lots of two drive aisles or less in width, are both in either circumstance exempt from landscaping requirements.



**Accessory Dwelling Unit:** a Dwelling Unit sharing ownership and utility connections with a Primary Building.

**Allee:** a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

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

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

**Backbuilding:** a single-Story structure, open or enclosed, connecting a Primary Building to an Outbuilding.

**Band Sign:** a band of lettering across the entire width of a building or storefront.

**Blade Sign:** a two-sided sign board hung from a projecting element at 90 degrees to the building Facade.

**Block:** the aggregate of Building Sites, pedestrian Front Thoroughfares, Civic Spaces, Rear Thoroughfares, and parking lots circumscribed by vehicular Front Thoroughfares.

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

**Building Site Coverage:** the maximum area of a Building Site that may be occupied by a structure. Building Site Coverage is expressed as a ratio. Arcades, open porches, decks, terraces, and stoops are excluded from the calculation.

**Building Site Layer:** a range of depth of a Building Site within which certain elements are permitted. *See Definitions: Illustrated.*

**Building Site Line:** *See Definitions: Illustrated.*

**Building Site Width:** the length of the Primary Frontage Line of a Building Site.

**Civic:** Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.

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

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

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

**Common Lawn:** *See Definitions: Illustrated.*

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

**Driveway:** a vehicular lane within a Building Site, often leading to a garage.

**Dwelling Unit:** One (1) or more rooms, which are arranged, designed, used, or intended to be used for occupancy by a single family or a group of persons living together or by a single person. Individual bathrooms and complete kitchen facilities permanently installed are not necessarily provided. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall constitute a separate dwelling unit. Apartment units in apartment hotels are dwelling units.

**Effective Turning Radius:** *See Definitions: Illustrated.*

**Elevation:** *See Definitions: Illustrated.*

**Encroach:** to break the plane of a vertical or horizontal regulatory limit with an architectural element, so that it exceeds the limit into a Setback, into the Public Frontage, or above a height limit.

**Encroachment:** any architectural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

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

**Facade:** *See Definitions: Illustrated.*

**Fire Alley:** *See Thoroughfare Types*

**Frontage:** *See Definitions: Illustrated.*

**Frontage Line:** *See Definitions: Illustrated.*

**Frontage Buildout:** That portion of a Setback Line which shall have a building Facade on it.

**Gallery:** *See Definitions: Illustrated.*

**Green:** *See Civic Space Types.*

**Liner Building:** a building specifically designed to mask a parking lot, Parking Structure or other use detrimental to walkability from a Frontage.

**Live-Work:** a Mixed Use unit consisting of a Commercial and Residential Use. (Syn. flexhouse.)

**Lodging:** Premises available for short-term human habitation, including daily and weekly rental.

**Manufacturing:** Premises available for the creation, assemblage, and/or repair of artifacts including their Retail sale except when such activity creates adverse impacts.

**Office:** Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding Retail sales and manufacturing.

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

**Outbuilding:** a building, usually located toward the rear of

the same Building Site as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See Definitions: Illustrated.*

**Park:** *See Civic Space Types.*

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

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

**Pavement Radius:** *See Definitions: Illustrated.*

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

**Plaza:** *See Civic Space Types.*

**POA:** Property Owners Association.

**Primary Building:** the main building on a Building Site, usually located toward the Frontage. *See Definitions: Illustrated.*

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

**Primary Frontage:** *See Definitions: Illustrated. See Frontage.*

**Private Frontage:** *See Definitions: Illustrated. See Frontage.*

**Public Frontage:** *See Definitions: Illustrated. See Frontage.*

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

**Regulating Plan:** a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by these PD Standards

**Residential:** Premises available for long-term human habitation by means of ownership or rental for more than 30 days.

**Retail:** Premises available for the Commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.

**Right-of-Way (ROW):** *See Definitions: Illustrated.*

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

**Secondary Frontage:** *See Definitions: Illustrated.*

**Setback:** the area of a Building Site measured from the Building Site Line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on the Building Site Standards. *See Definitions: Illustrated.*

**Sidewalk:** the paved section of the Public Frontage dedicated primarily to pedestrian activity.

**Square:** *See Civic Space Types.*

**Stoop:** *See Definitions: Illustrated.*

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

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

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

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

**T-zone:** *See Transect Zone.*

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

**Thoroughfare:** a way for use by vehicular and pedestrian traffic and to provide access to Building Sites and Civic Spaces, consisting of Vehicular Lanes and the Public Frontage. *See the following page.*

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

**Transect Zone:** One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the Building Site and building and Public Frontage. *See The Transect*

**Turning Radius:** the curved edge of a Thoroughfare, measured at the inside edge of the vehicular tracking. At a crosswalk, the smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Definitions: Illustrated.*

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

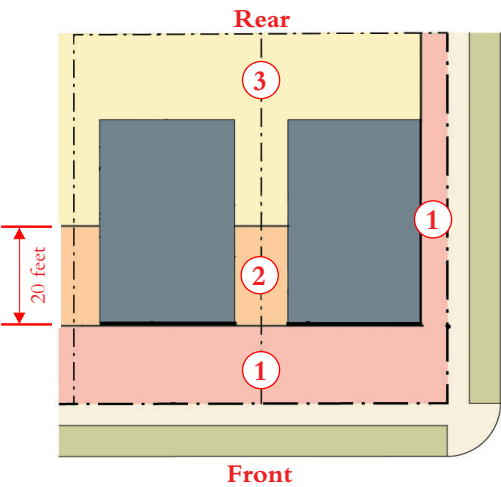
**Variance:** a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing.

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



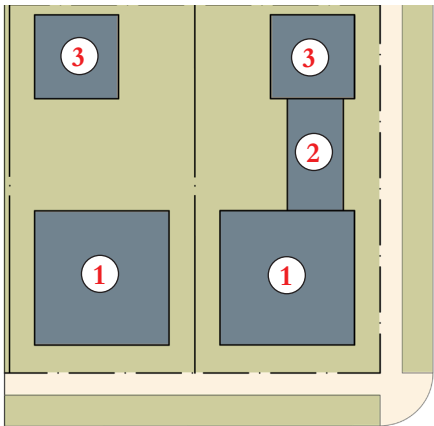


Building Site Layers



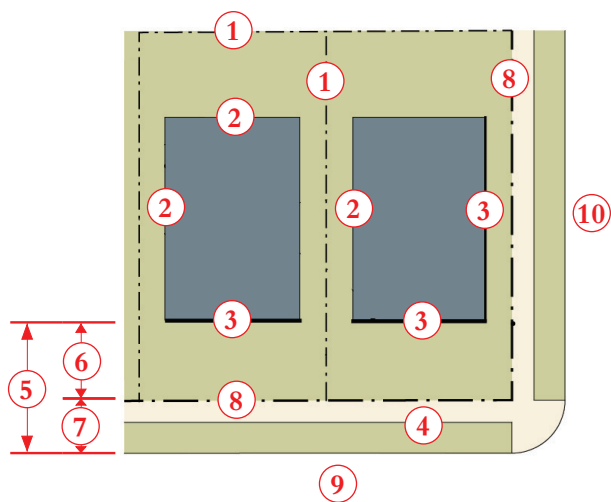
- ① 1st Layer
- ② 2nd Layer
- ③ 3rd Layer

Principle Building & Outbuilding



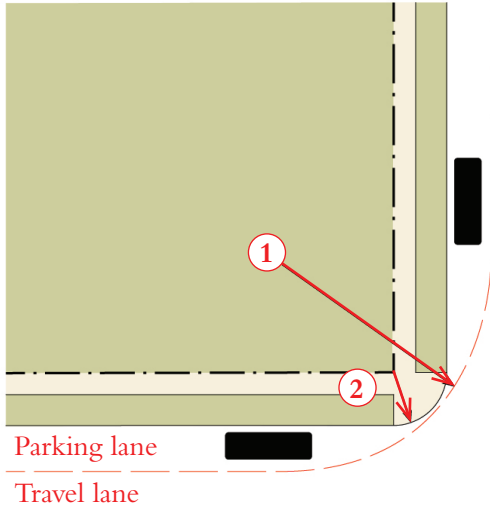
- ① Primary Building
- ② Backbuilding
- ③ Outbuilding

Building Site Lines & Frontages



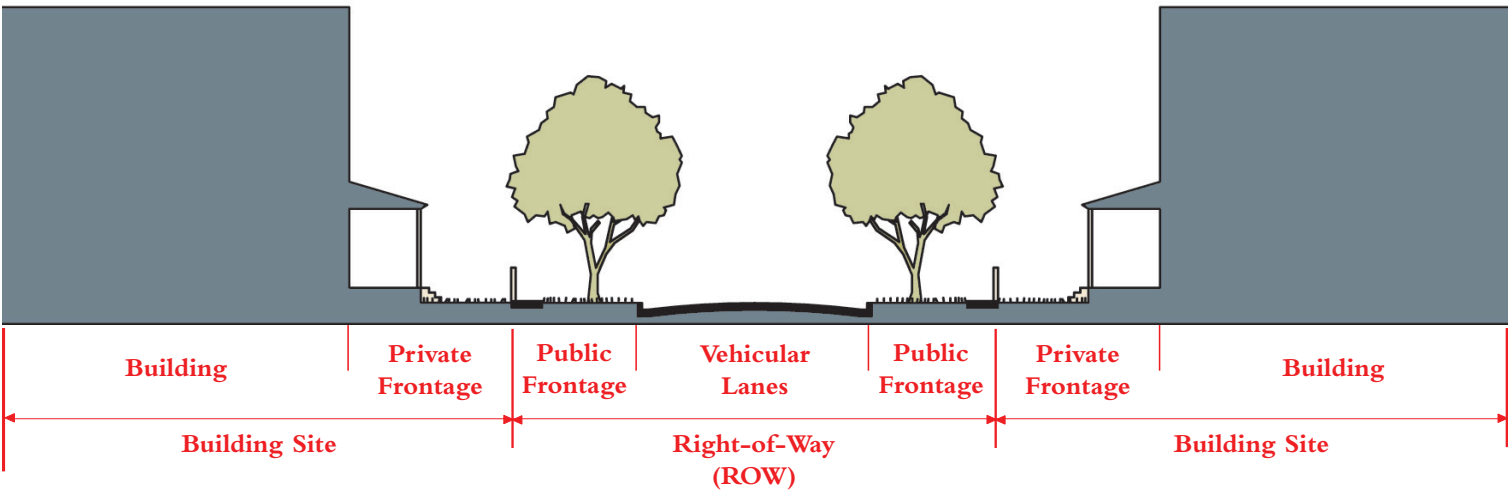
- ① **Building Site Line:** the boundary that legally and geometrically demarcates a Building Site.
- ② **Elevation:** an exterior wall of a building not facing a Frontage Line.
- ③ **Facade:** the exterior wall(s) of a building that is (are) set along a Frontage Line. Facades face Frontage Lines and define the public realm, and are therefore more highly regulated than the Elevations facing other Building Site Lines.
- ④ **Right-of-Way (ROW):** the composite public area dedicated to circulation, including vehicular lanes pedestrian paths and walks, and the Public Frontage.
- ⑤ **Frontage:** the area between a building Facade and a Thoroughfare or Civic Space, inclusive of its various built and planted components. Frontage is divided into Private Frontage and Public Frontage.
- ⑥ **Private Frontage:** the privately held Layer between the Frontage Line and the Primary Building Facade.
- ⑦ **Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line.
- ⑧ **Frontage Line:** the line between the Public and Private Frontage, (Primary or Secondary). The Frontage Line is coincident with the Building Site Line(s), at Frontages.
- ⑨ **Primary Frontage:** on Building Sites with multiple Frontages, the Frontage which will bear the address and primary entrance to the building.
- ⑩ **Secondary Frontage:** on Building Sites with multiple Frontages, the Frontage(s) that are not the Primary Frontage.

Turning Radius



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

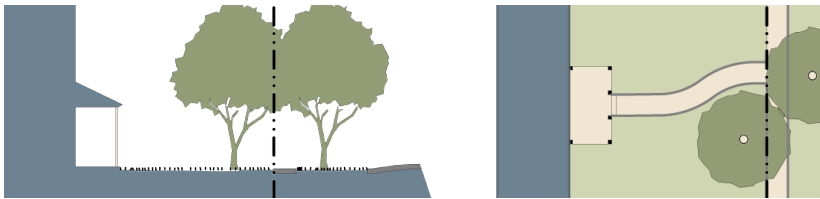
Thoroughfare & Frontages



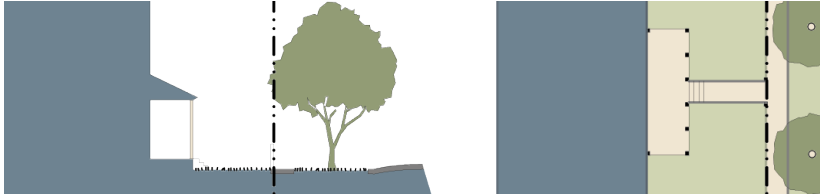


Private Frontages

**Common Lawn:** a Facade set back substantially from the Frontage Line. The front yard shall remain unfenced and shall be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front Porch is encouraged but not required, as social interaction from the Sidewalk is unlikely at such a distance.



**Porch:** a Facade is set back from the Frontage Line with a front Porch. The Porch should be within conversation distance of the Sidewalk. Hedges, fences, or garden walls at the Frontage Line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.



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



**Forecourt:** a Facade is aligned close to the Frontage Line with a portion of it set back. The Forecourt created is suitable for a garden or auto court providing a transition from the public Sidewalk to the building entry. This type should be used sparingly. Trees within the forecourt should be placed to have their canopies overhanging the Sidewalks. The Facades on the Frontage Line shall be between 40% to 80% the width of the overall Frontage width. The intent is to create buildings which both hold the edge of the street, and create a generous interior courtyard space.



**Stoop:** a Facade is aligned close to the Frontage Line with the ground Story elevated from the Sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the Storefront. Stoops shall include a landing and steps, and may include a ramp. The landing shall be at least 5 feet deep and 5 feet wide, shall be no deeper than it is wide, and may or may not be covered.



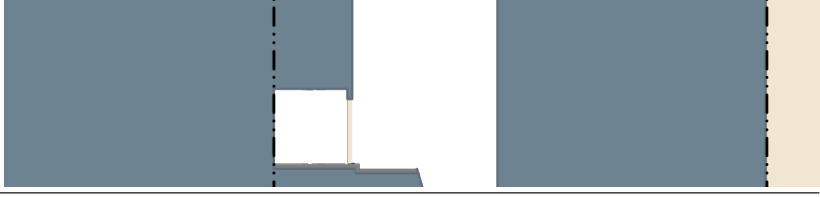
**Storefront and Awning:** a Facade is aligned close to the Frontage Line with the entrance at Sidewalk grade. This type is common for Commercial Frontage. It is commonly equipped with a cantilevered shed roof, Awning, or Gallery. The absence of a raised ground Story generally precludes residential uses on the ground floor, although residential uses may temporarily be present where Commercial is anticipated in the future.



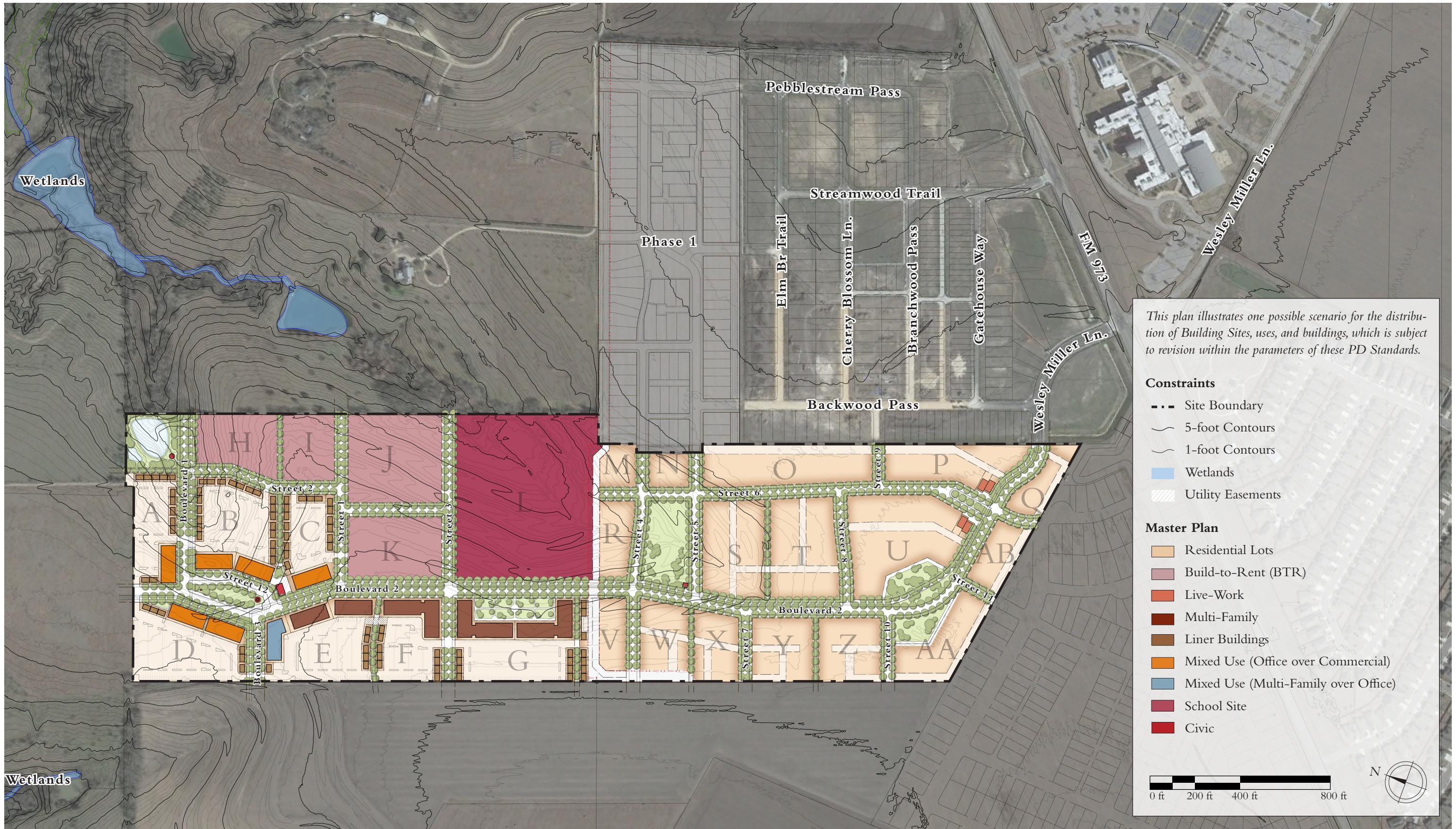
**Gallery:** a roof extends over the Sidewalk above while the building Facade remains at the Frontage line. This type is most common for Office, Retail, and Manufacturing uses. To be useful, the Gallery should be no less than 12 feet deep and should overlap the Sidewalk to within 2 feet of a vehicular lane so that a pedestrian must pass under it.



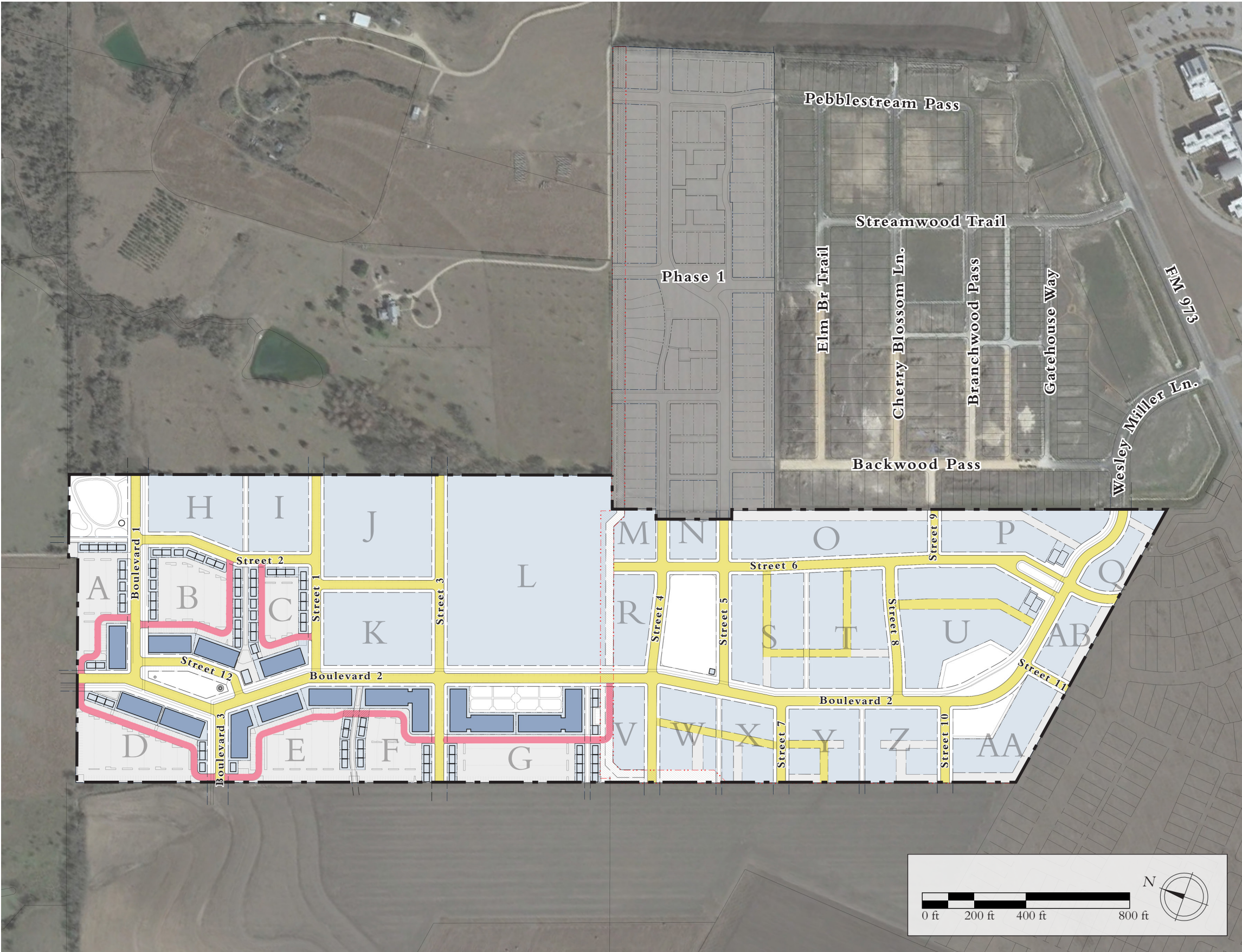
**Arcade or Colonnade:** An Arcade (arches) or Colonnade (columns and beams) is a structure including habitable space that extends over a Sidewalk supported by arches or columns, respectively, and open to the adjacent street or Civic Space. The ground Story remains at the Frontage Line while the Facade of the upper stories overlaps the Sidewalk. This type is most common for Office, Retail, and Manufacturing uses.











**Fire Apparatus Access Notes**

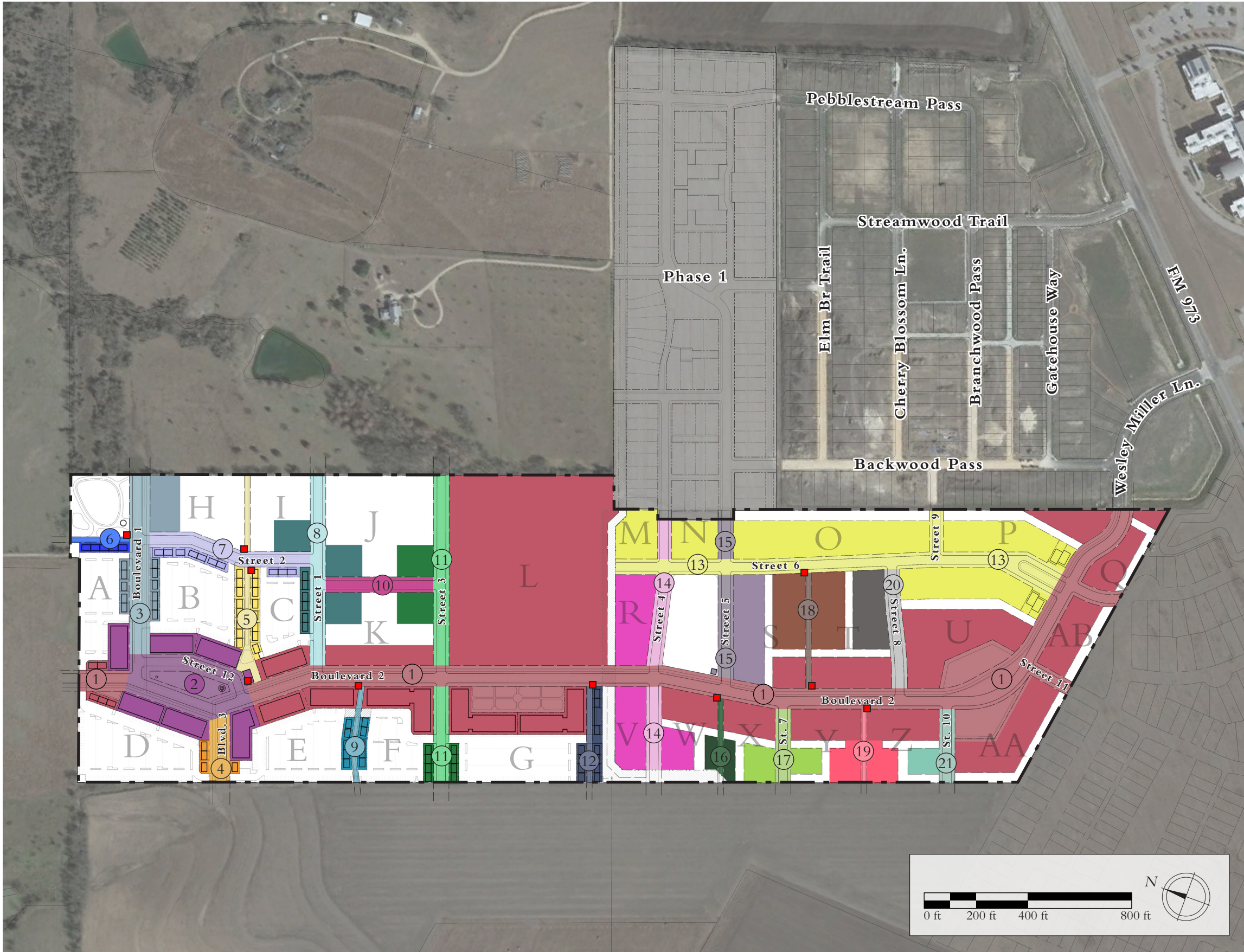
1. Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. For buildings 30 feet tall or greater:
  - Fire Apparatus Access Roads shall be 26 feet clear minimum.
  - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
  - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
  - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).



**Key**

- 26-foot Fire Apparatus Access Road
- 20-foot Fire Apparatus Access Road
- Buildings over 30 feet
- Lots with buildings under 30 feet





| Thoroughfare Names and Addressing Key |                                    |
|---------------------------------------|------------------------------------|
| 1                                     | Boulevard                          |
| 2                                     | Square (To match proper name of 1) |
| 3                                     | Boulevard                          |
| 4                                     | Boulevard                          |
| 5                                     | Way                                |
| 6                                     | Way                                |
| 7                                     | Street                             |
| 8                                     | Street                             |
| 9                                     | Street                             |
| 10                                    | Street                             |
| 11                                    | Street                             |
| 12                                    | Way                                |
| 13                                    | Street                             |
| 14                                    | Street                             |
| 15                                    | Street                             |
| 16                                    | Way (To match proper name of 15)   |
| 17                                    | Street                             |
| 18                                    | Way                                |
| 19                                    | Way                                |
| 20                                    | Street                             |
| 21                                    | Street                             |
| ■                                     | Sign with unit numbers             |





# City of Taylor City Council

January 11, 2024





# **PZ-2022-1920**

## **Zoning Amendment**

### *Davis Tract Phase II*

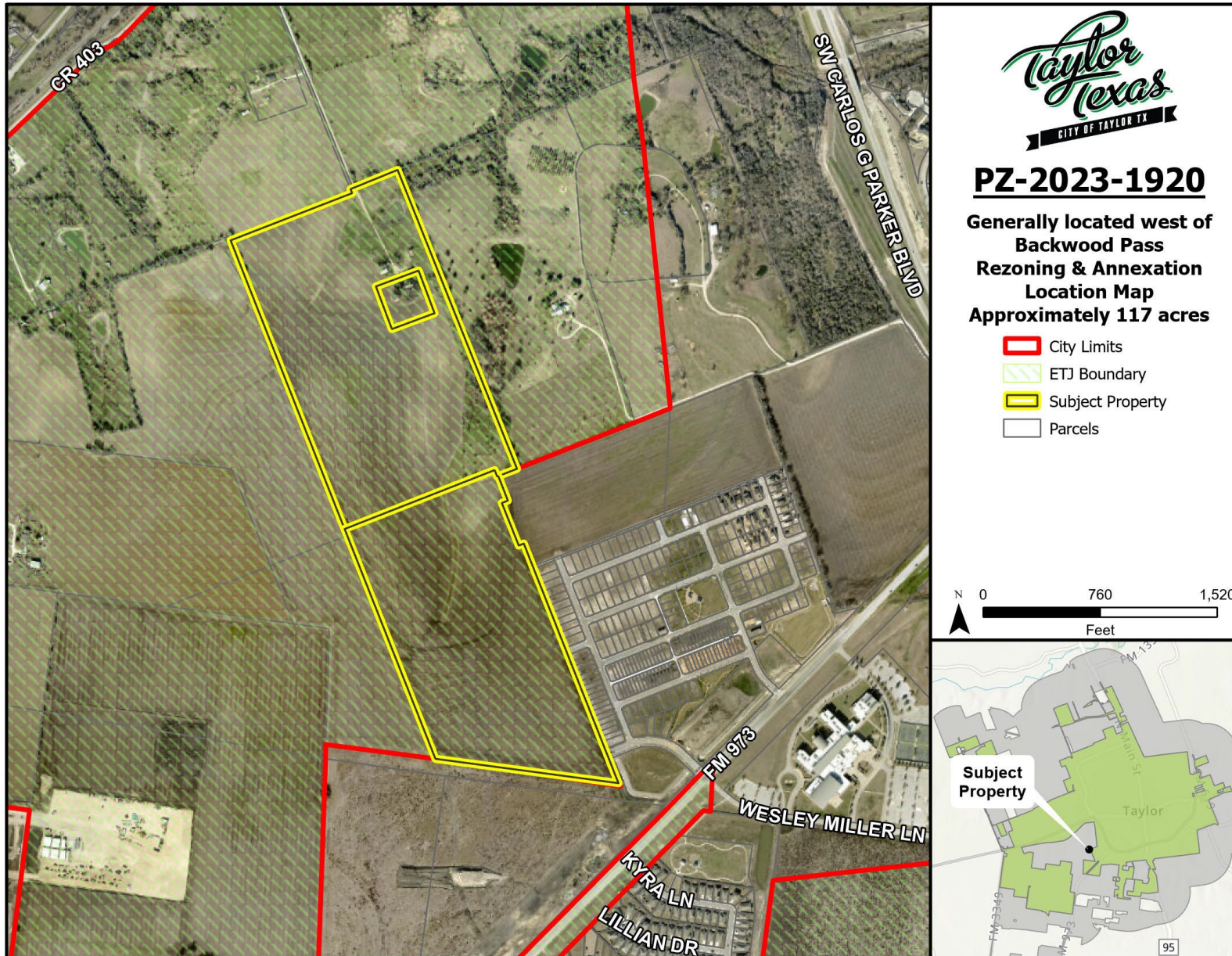


# Development Process

- 1. Comprehensive Plan Amendment** – Growth Sector, Future Land Use, Transportation Master Plan
- 2. Rezoning** – Proposed uses and compliance with the Comprehensive Plan
- 3. Platting** – Division of land into lots (identifying lot boundaries, streets, easements)
- 4. Subdivision Improvement Plans** – Installation of public improvements (water, wastewater, drainage, roadways)
- 5. Final Plat** – After approved and accepted infrastructure improvements.
- 6. Building Permit** – Layout of building(s) on lot(s) and detailed construction drawings.

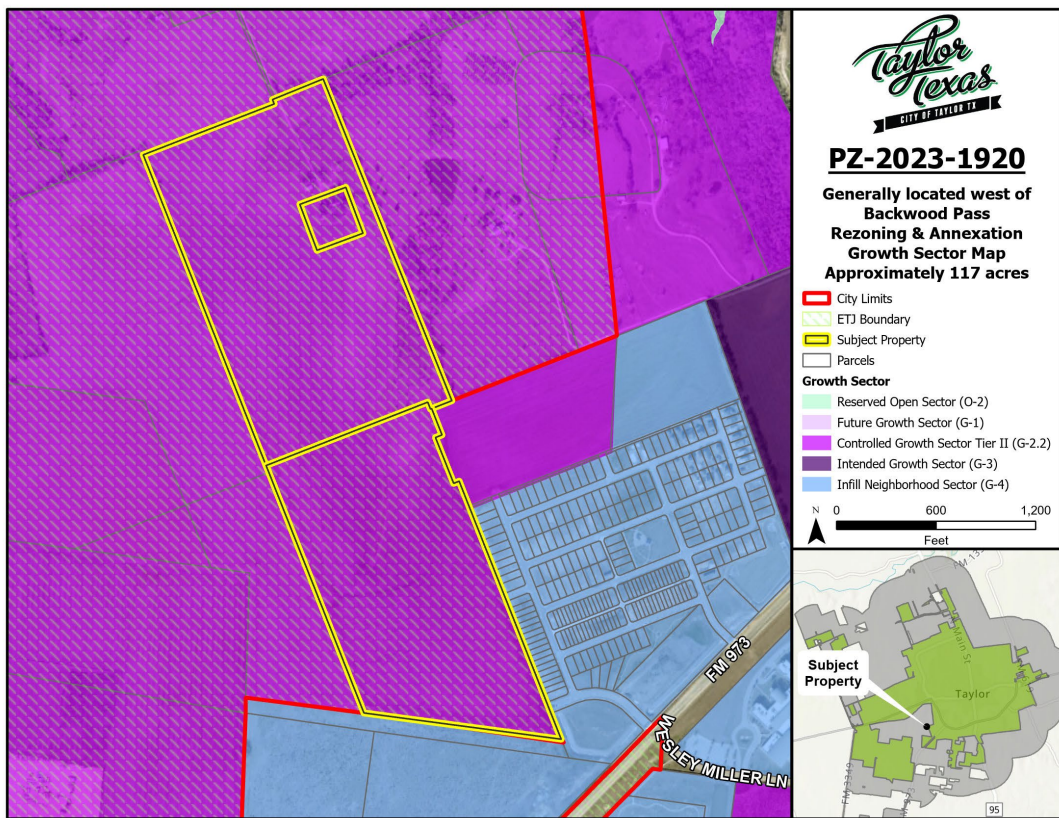


# Location Map



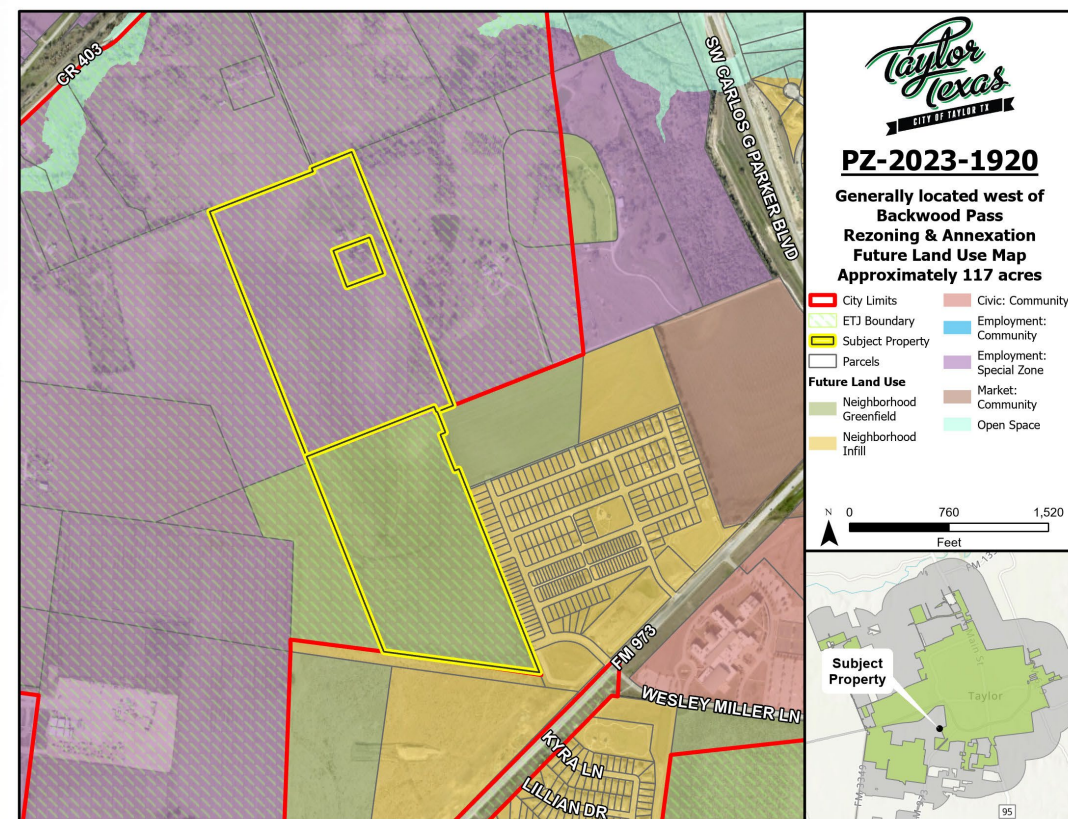


# Growth Sector & Future Land Use



## Controlled Growth Sector (G-2.2):

The Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion. (Page 50).

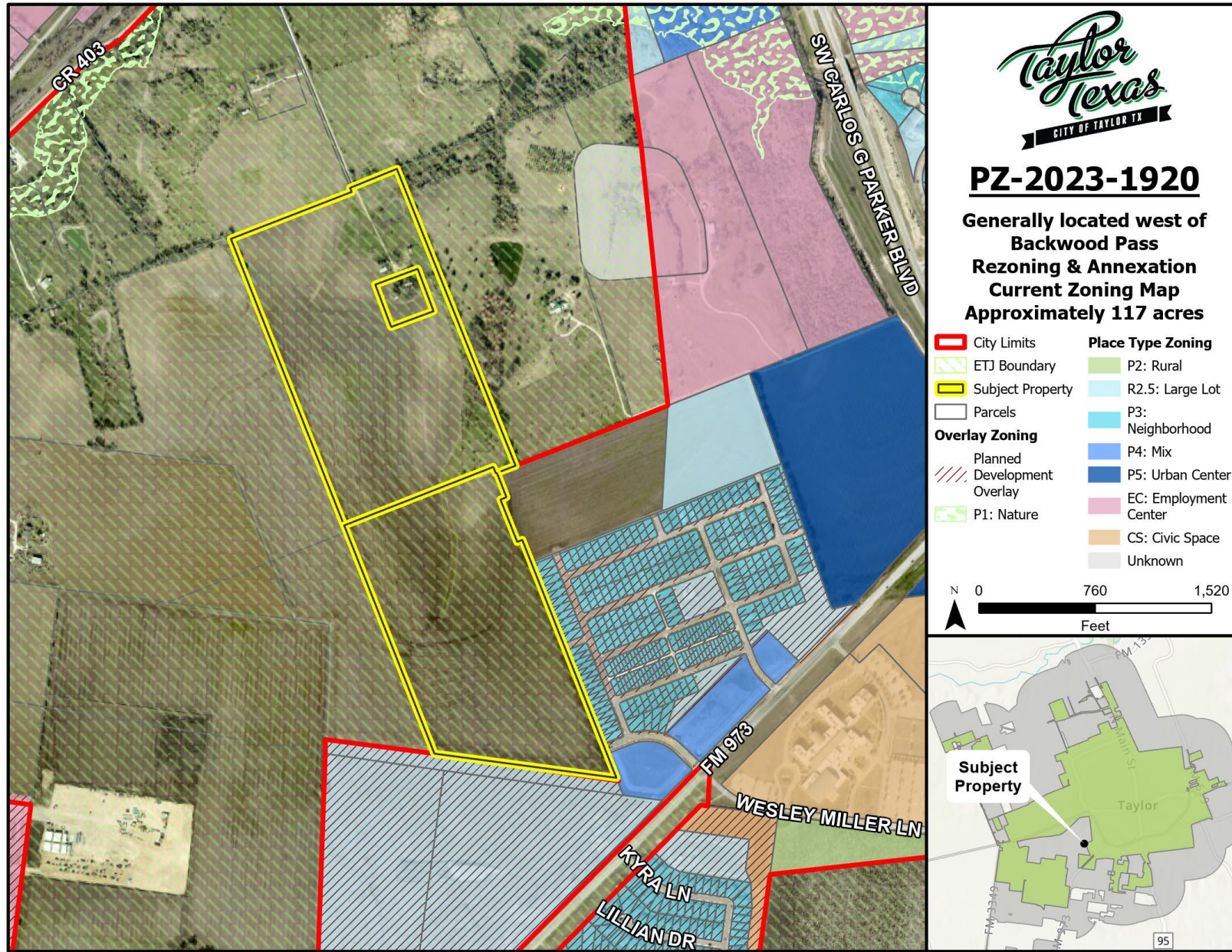


## Employment Center: Special Zone & Neighborhood Greenfield

Employment Centers are mixed use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants. Infill Neighborhoods represent existing developed areas in Taylor that have access to existing streets and utility infrastructure (Page 72& 76).

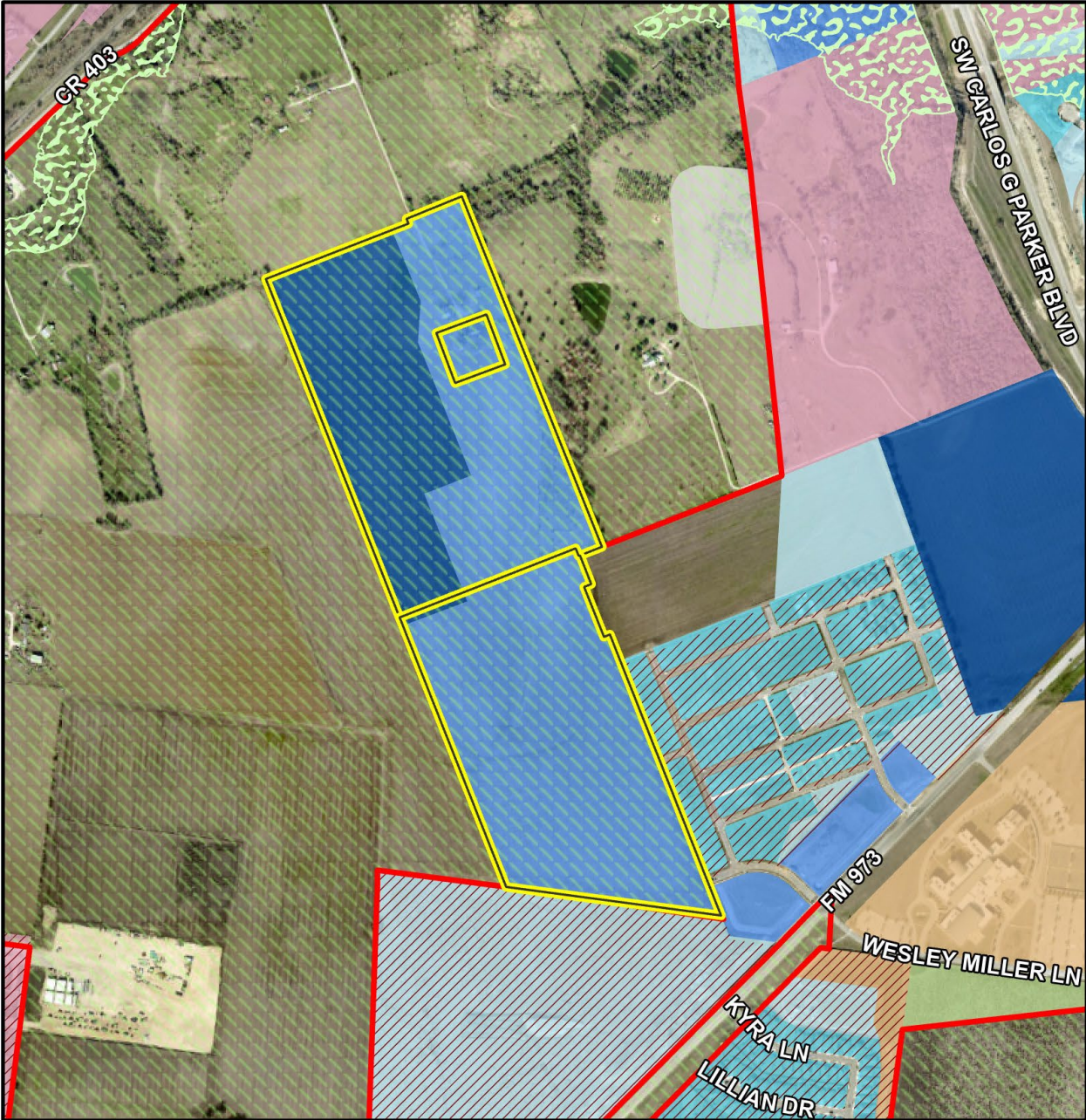


# Existing Zoning Map





# Proposed Zoning Map





## PZ-2023-1920

Generally located west of  
Backwood Pass  
Rezoning & Annexation  
Proposed Zoning Map  
Approximately 117 acres

 City Limits

 ETJ Boundary

 Subject Property

**Overlay Zoning**

 Planned Development Overlay

 P1: Nature

**Place Type Zoning**

 P2: Rural

 R2.5: Large Lot

 P3: Neighborhood

 P4: Mix

 P5: Urban Center

 EC: Employment Center

 CS: Civic Space

 Unknown



07601,520

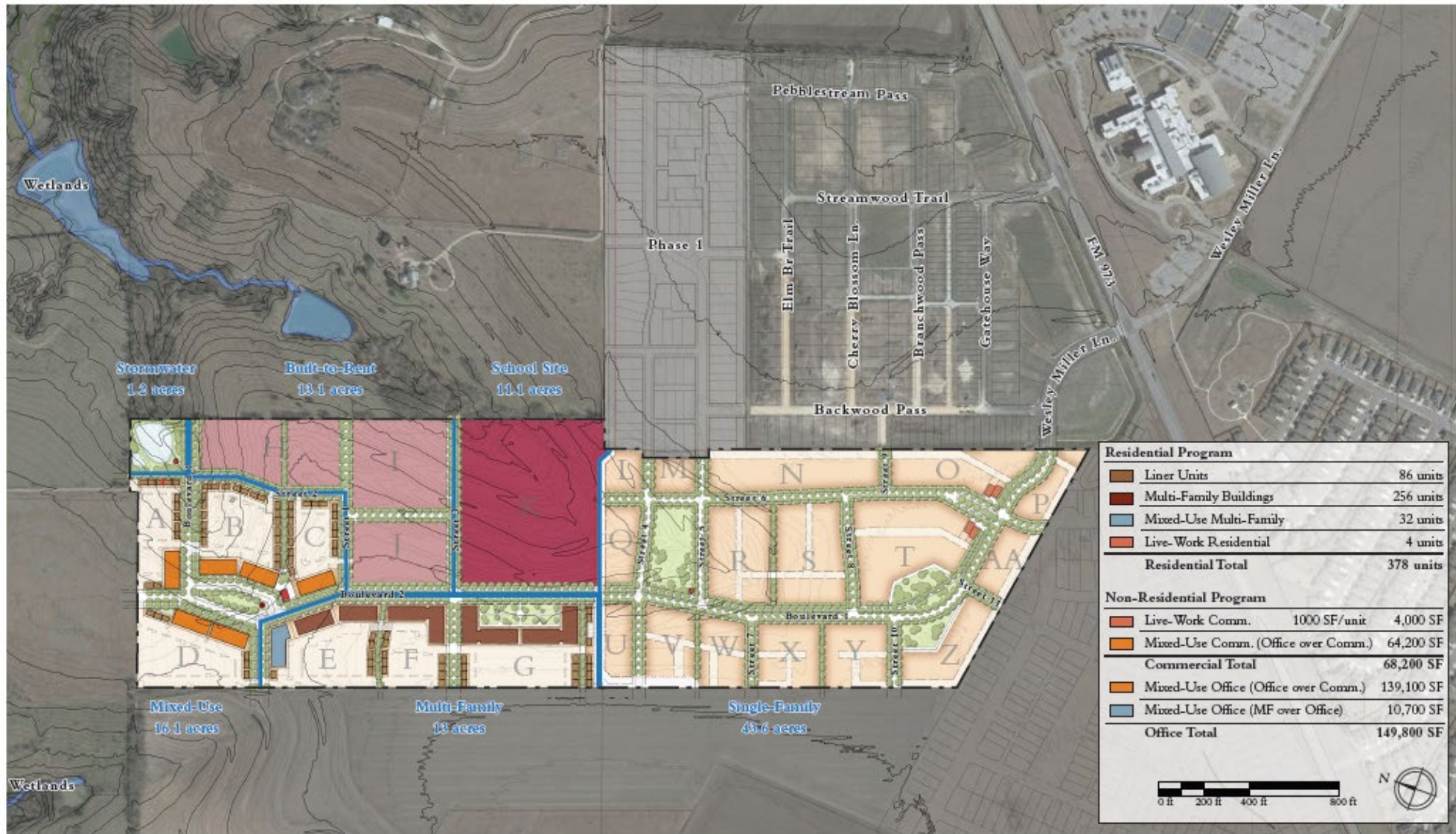
Feet



Subject Property



# Davis Tract Phase II- New Neighborhood & Employment Center Plan



MICHAEL WATKINS ARCHITECT, LLC © 2023  
The design is subject to change. Not for construction.

SUMMARY PROGRAM

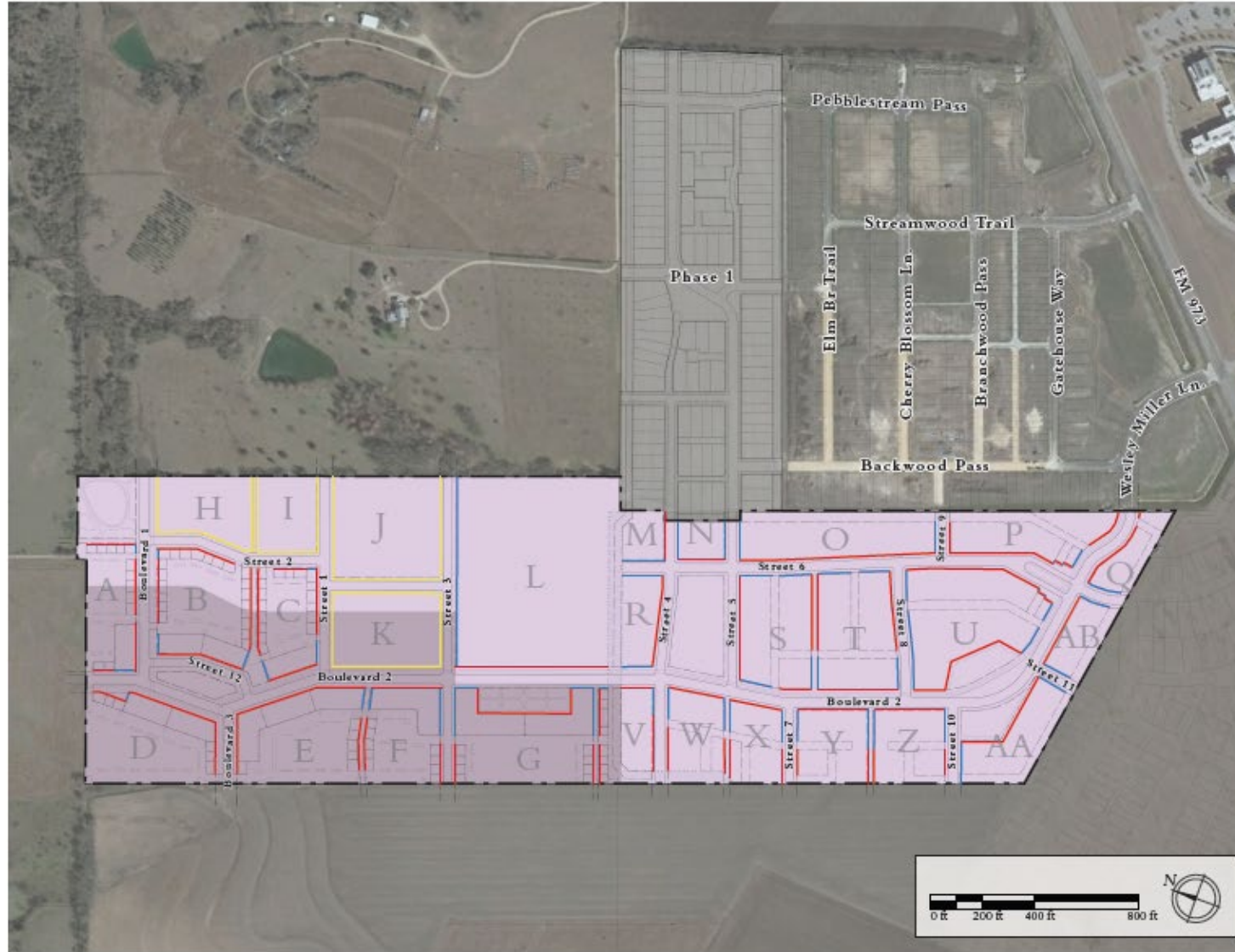
Davis Tract – Phase 2  
November 30, 2023

B.5





# Davis Tract Phase II- New Neighborhood & Employment Center Plan



## Plan Notes

1. Minor adjustments may be made to the Master Plan (and by extension the Regulating Plan) as consistent with these PD Standards.
2. The base zoning districts, as described in the Taylor Land Development Code, vary by transect as follows. Where these PD Standards specify standards, these PD Standards shall control. For items not addressed in these PD Standards, requirements of the base zoning district shall apply.
  - For T4, the base zoning district shall be P4.
  - For T5, the base zoning district shall be P5.
3. The exact locations of boundaries between transect zones may be adjusted, and can increase or decrease in size to accommodate future adjustments to the Master Plan. Each transect zone may increase or decrease by 2% of the total area of the community.
4. There is no site perimeter landscaping requirement. Landscaping shall comply with applicable City requirements.

## Key

- T4: Neighborhood General Zone
- T5: Neighborhood Center Zone
- ROW
- Primary Frontage
- Secondary Frontage
- Frontage (Primary or Secondary TBD)



MICHAEL WATKINS ARCHITECT, LLC © 2023  
The design is subject to change. Not for construction.

REGULATING PLAN

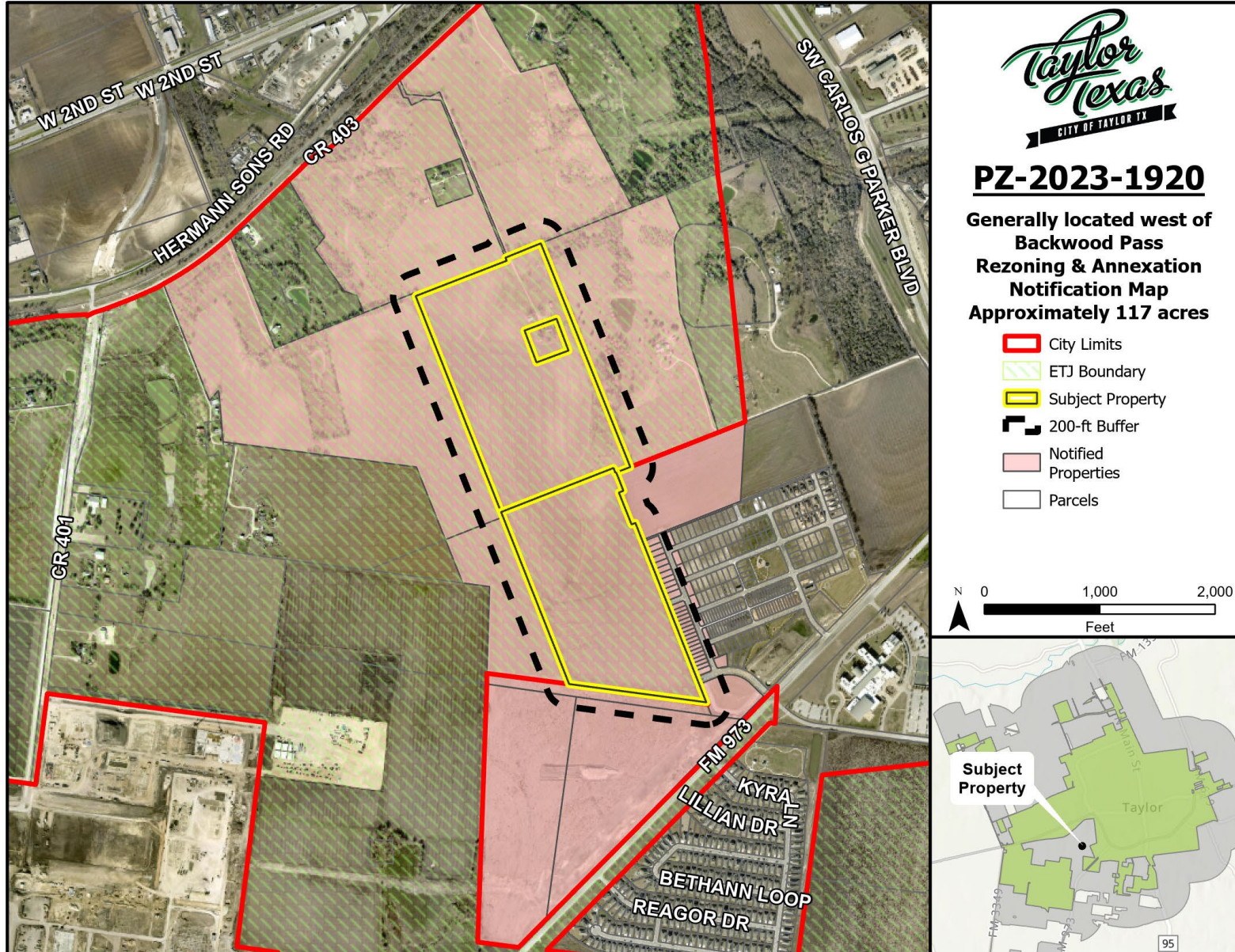
Davis Tract – Phase 2  
December 6, 2023

C.4





# Notice Area Map



- 14 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff received 0 responses from the notified parties.



# Planning & Zoning Commission Recommendation

Planning and Zoning Commission recommended **Approval** of the proposed New Neighborhood and Employment Center Plan on approximately 118 acres of land that is pending annexation known as the Davis Tract Phase II, generally located west of Backwood Pass, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, and R019651.





# City Council Meeting

## January 25, 2024

### Transmittal Letter

#### STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

**Agenda Item #:** 4

**Agenda Title:** Consider Ordinance 2024-02, PZ-2023-1921, regarding a request to approve a Voluntary Annexation of approximately 99.99 acres of land generally located northwest of Backwood Pass referred to as the Davis Tract Phase II.

**Council Action to be taken:** Consider adopting ordinance

**Department Submitted:** Development Services

**Staff Contact:** Tom Yantis, Assistant City Manager

#### 1. PURPOSE/DESCRIPTION

The applicant has partaken in a charrette process with the City's urban design consultant and have brought together a product that aligns with the Envision Taylor Comprehensive Plan for a total of approximately 378 units of mixed residential units and an approximate total of 218,000 square feet of commercial and office use. The applicant has submitted a petition for voluntary annexation to bring the development into the City of Taylor city limits.

#### 2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In summary, the applicant's request to voluntary annex 99.99 acres that incorporates a mix of residential, commercial and office uses in a variety of building types is consistent with the Comprehensive Plan in the proposed location. The results of the New Neighborhood and Employment Center Plan will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a grid-like pattern and incorporate a variety of housing types.

#### 3. PROS and CONS

| <u>PROS</u>                                                                                                                                                                          | <u>CONS</u>                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <ul style="list-style-type: none"><li>Consistent with the Comprehensive Plan for a Regional Employment Center.</li><li>Good transition from Industrial to New Neighborhood</li></ul> | <ul style="list-style-type: none"><li>N/A</li></ul> |



#### **4. RECOMMENDATION**

Staff recommends approval of the voluntary annexation in conjunction with the New Neighborhood and Employment Center plan on the 99.99 acres.

#### **5. FUNDING SOURCE**

N/A

#### **6. TIMELINE**

City Council public hearing and ordinance introduction – January 11, 2024

City Council consideration of ordinance approval – January 25, 2024

#### **7. OTHER OPTIONS (In order of preference)**

N/A

#### **8. ATTACHMENTS**

- 4a. [Letter of Intent from the Applicant](#)
- 4b. [Location Map](#)
- 4c. [Ordinance 2024-02](#)
  - 4c.a Survey/Field Notes – [Exhibit A](#)
  - 4c.b Service Plan – [Exhibit B](#)
- 4d. [Service Plan Approval Letter](#)
- 4e. [PowerPoint presentation](#)





2121 E. 6<sup>th</sup> St.  
Austin, TX 78702  
Phone: 512-779-9464  
Viewpointengineering.com

RE: Annexation Application Letter of Intent

Mr Yantis,

On behalf of Taylor 973 LLC, it is my sincere pleasure to present a voluntary annexation submittal for a 99.9 acre tract currently primarily located within the City of Taylor ETJ.

We sincerely look forward to working with staff to continue to optimize this conceptual plan into something the City of Taylor and the developer can be proud of. Please feel free to contact me directly at 512-779-9464.

Warm Regards,

A handwritten signature in black ink that reads "Luke Caraway". The signature is fluid and cursive, with the first and last names being clearly legible.

Luke Caraway, P.E.  
President  
Lcaraway@viewpointengineering.com

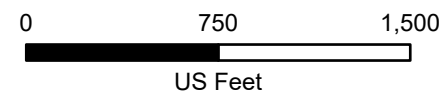
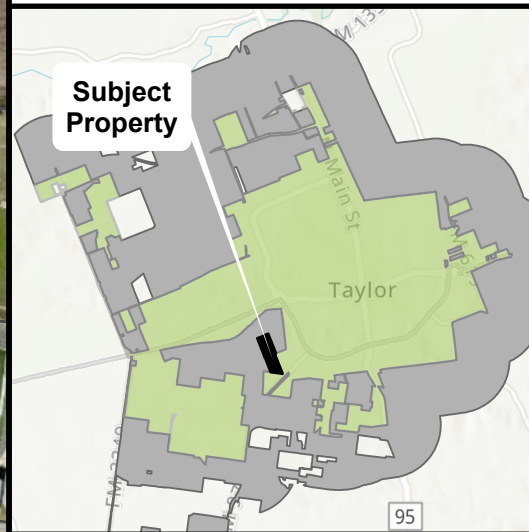




# PZ-2023-1921

Davis Tract Phase II Voluntary  
Annexation  
Approximately 99.99 acres  
Generally located northwest of  
Backwood Pass  
Location Map

- Subject Property
- Proposed Area for Voluntary Annexation
- City Limits
- ETJ Boundary
- Parcels





**ORDINANCE NO. 2024-02**

**AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY OF DAVIS TRACT PHASE II OF APPROXIMATELY 99.99 ACRES, LOCATED WEST OF BACKWOOD PASS TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED AS WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019951, R019181, AND R019651, PART OF AND OUT OF THE EAVES, J.C. SUR. AND REESE, G.M. SUR., CITY OF TAYLOR EXTRATERRITORIAL JURISDICTION, TAYLOR, WILLIAMSON COUNTY, TEXAS WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS , AND PRIVILIGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.**

**WHEREAS**, the Taylor City Council conducted a public hearing on January 11, 2024, 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 annex approximately 99.99 acres from the Extra-Territorial Jurisdiction referred to as the Davis Tract Phase II; and

**WHEREAS**, §43.0671 of the Texas Local Government Code and the Charter of the City of Taylor, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

**WHEREAS**, the procedures prescribed by the Texas Local Government Code and Charter of the City of Taylor, Texas, and the laws of this state have been duly followed with respect to the following territory, consisting of approximately 99.99 acres, generally located west of Backwood Pass in the extraterritorial jurisdiction of the City of Taylor and further described in Exhibit “A”.

**WHEREAS**, the City Council, after the public hearing, approves the request for Voluntary Annexation.

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

**SECTION 1.** That the heretofore described property is hereby annexed to the City of Taylor, Williamson County, Texas, and that the boundary limits of the City of Taylor be and the same are hereby extended to include the above described territory within the city limits of the City of Taylor, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Taylor and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.



**SECTION 2.** A service plan or agreement for the property annexed is hereby adopted and attached as Exhibit “B”.

**SECTION 3.** The Official Zoning map of the City of Taylor, Texas, is changed to show the annexation of approximate 99.99 acres known as Davis Tract Phase II.

**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 2024-02 was introduced before the Taylor City Council on the 11th day of January 2024.

PASSED, APPROVED, and ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brandt Rydell, Mayor

ATTEST:

\_\_\_\_\_  
Dianna McLean, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Schroeder,  
City Attorney



CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-02, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ 2024, 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 \_\_\_\_\_ 2024.

---

Dianna McLean  
City Clerk

**EXHIBIT A**

**(Legal Description/Survey)**

**EXHIBIT B**

**(Service Plan)**



## VOLUNTARY ANNEXATION SERVICE PLAN

This **Voluntary Annexation Service Plan** ("**Service Plan**"), which is incorporated by reference as additional terms, conditions, and provisions of that certain, shall constitute, and is hereby deemed to be, the written agreement between the City of Taylor, Texas ("City") and Taylor 973 LLC ("Owner") required by Section 43.0672 of the Texas Local Government Code relating to the provision of municipal services to the Property upon enactment by the City of an ordinance annexing the Property into the City's corporate limits in response to the Company's voluntary petition requesting annexation ("**the Petition**") delivered to the City pursuant to Section 43.0671 of the Texas Local Government Code. For purposes of this Service Plan, the Property, as described in Exhibit "A" to the Petition, shall be referred to as the "**Annexed Area**".

The City will provide the Annexed Area with Municipal Services in compliance with the Texas Local Government Code in accordance with the following schedule A-K:

- A. CODE ENFORCEMENT, BUILDING INSPECTION, ETC.:** The City will provide code enforcement, building inspection services, and permit issuances to the area immediately upon annexation to the Annexed Area and in accordance with Article IV, Article V.
- B. EMERGENCY MEDICAL SERVICES:** Emergency Medical Services will be provided to the Annexed Area by Williamson County EMS and the City's Fire Department. Said services will be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area and in accordance with City budget appropriations.
- C. FIRE:** The City has a full-time career fire department under the direction of the Fire Chief, and Assistant Fire Chief to provide fire protection and paramedic-level emergency medical services. Upon the effective date of the annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the proposed Annexed Area in accordance with City budget appropriations.
- D. POLICE:** The City provides municipal police protection to its businesses and residents, including routine patrols throughout the City and law enforcement services upon call. Upon the effective date of the Annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Property and in accordance with City budget appropriations.



- E. WATER SERVICE AND MAINTENANCE OF WATER FACILITIES:** Water service will be provided in accordance with the applicable codes and departmental policy as development occurs in the area. Inspection of water distribution lines will be provided under the statutes of the State of Texas. Any water service will be provided by the City utility department on the same terms, conditions, and requirements as are applied to all similarly situated areas and customers of the City and subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. Water services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with City codes and ordinances.
- F. SANITARY SEWER SERVICE AND MAINTENANCE:** Sanitary sewer service will be provided in accordance with applicable City codes and departmental policy as development occurs within the Area. Any sewer service will be provided by the City utility department on the same terms, conditions, and requirements applied to all similarly situated areas and customers of the City, subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its policies. Sanitary sewer services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with applicable codes and ordinances.
- G. SOLID WASTE COLLECTION:** Solid Waste Collection services will be provided to the Annexed Area upon annexation in accordance with ordinances and City policies in effect at the time of annexation and within the City's budget appropriations.
- H. MAINTENANCE OF ROADS, STREET, AND STREET LIGHTING:** The City will begin maintenance of current roads and streets within the Annexed Area and as required by city ordinance upon the effective date of the Annexation. Such streets and roads shall be maintained in their current condition and on the same basis as other areas in the City with topography, land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Any such resurfacing or upgrade shall be made in accordance with current City policies and adopted Standard Construction Details or as approved by the City Engineer. The City will coordinate any request for street lighting with electric providers in accordance with City policy.
- I. PUBLIC LIBRARY SERVICES AND OTHER PUBLICLY OWNED FACILITIES, BUILDINGS AND SERVICES:** At this time there are no public library services in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public library and other publicly owned facilities, buildings, and services within the City on the same basis as other residents of the City upon annexation with such privileges being provided within the City budget appropriations.



- J. PARKS, PLAYGROUNDS AND OTHER PUBLIC RECREATION FACILITIES AND SERVICES:** At this time there are no parks, playgrounds, or other public recreation facilities in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public parks, playgrounds, and other recreational facilities and services of the City on the same basis as other residents of the City upon annexation and in accordance with City budget appropriations.
- K. GENERAL MUNICIPAL ADMINISTRATION:** General municipal administration services will be available to the Annexed Area upon the effective date of the Annexation. This Service Plan provides for full municipal services to the Annexed Area that are adequate to serve the Annexed Area on the same basis as municipal services are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Further, said municipal services are equal to or greater than the services and level of such services in existence in the Annexed Area immediately preceding the effective date of Annexation. This Service Plan does not constitute a right to a superior level of services in the Annexed Area; provided.



# **ASH & ASSOCIATES**

## **SURVEYING - MAPPING - PLANNING**

*"Serving the Community of Texas"*

142 Jackson Lane  
San Marcos, Texas 78666  
Phone: 512-392-1719  
ashandassociates.net

**STATE OF TEXAS  
COUNTY OF WILLIAMSON**

**REM. (-) S&E ANNEXATION TRACT  
99.990 ACRES  
GM REESE & JC EAVES SURVEYS**

**BEING A 99.990 ACRE TRACT OF LAND SITUATED IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533 AND THE JAMES C. EAVES SURVEY ABSTRACT NO. 214, WILLIAMSON COUNTY, TEXAS, THE SAME BEING ALL THAT CERTAIN 54.911 ACRE TRACT OF LAND CALLED TRACT 1 AND A PORTION OF THAT CERTAIN 70.644 ACRE TRACT OF LAND CALLED TRACT 2, AS CONVEYED BY DEED DATED DECEMBER 9, 2021 TO TAYLOR 973, LLC, RECORDED IN DOCUMENT NO. 2021188725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 3 inch buried metal fence post found at the south corner of said Taylor 973, LLC, called 70.644 acre Tract 2, for the south corner of the herein described tract of land, same being at the common east corner of that certain called 90.65 acre tract of land conveyed to T.W. Ford, LP, by deed dated June 1, 2017, recorded in Document No. 2017050597, Official Public Records, Williamson County, Texas, and being in the north line of that certain called 69.993 acre tract of land conveyed to Castlewood South, LLC, by deed dated June 4, 2021, recorded in Document No. 2021084226, Official Public Records, Williamson County, Texas;

**THENCE North 21°34'49" West (N21°34'35"W Record), with the northeast line of said Ford called 90.65 acre tract and the common southwest line of said Taylor 973, LLC, called 70.644 acre Tract 2, at an approximate distance of 1556 feet passing the northwest line of said George M. Reese Survey and the common southeast line of said James C. Eaves Survey, at a distance of 1597.78 feet passing the west corner of said Taylor 973, LLC, called 70.644 acre Tract 2 and the common south corner of said Taylor 973, LLC, called 54.911 acre Tract 1, and continuing on with the northeast line of said Ford called 90.65 acre tract and the common southwest line of said called 54.911 acre Tract 1, a total distance of **3610.80 feet** (3611.39' Record) to a 1/2" iron rod found at the west corner of said called 54.911 acre Tract 1, for the west corner of the herein described tract of land, same being at a south corner of that certain called 52.501 acre tract of land conveyed to Taylor 53 Business, LLC, by deed dated October 29, 2021, recorded in Document No. 2021166275, Official Public Records, Williamson County, Texas;**



**THENCE North 68°46'43" East (N68°46'54"E Record)** with the northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1 and the common southeast line of said Taylor 53 Business, LLC, called 52.501 acre tract, along the meander of a wire fence, at a distance of 852.54 feet (852.58' Record) passing a 1" iron pipe found, and continuing on for a total distance of **864.85 feet** (864.99' Record) to a 1/2" iron rod with cap "Chaparral" found at the east corner of said Taylor 53 Business, LLC, called 52.501 acre tract and a common interior corner of said Taylor 973, LLC, called 54.911 acre Tract 1, for an interior corner of the herein described tract of land, and from which a 1" bent iron pipe found bears North 68°55'04" East, a distance of 17.93 feet;

**THENCE North 22°28'28" West (N22°20'19"W Record)** with a northeast line of said Taylor 53 Business, LLC, called 52.501 acre tract and a common southwest line of said Taylor 973, LLC, called 54.911 acre Tract 1, a distance of **35.94 feet** (36.05' Record) to a 1/2" iron rod with cap "RPLS 2547" found at the northerly west corner of said 54.911 acre Tract 1, for a northerly west corner of the tract of land herein described, same being at the common south corner of that certain 0.873 acre tract of land called Tract 3, as conveyed by deed dated December 9, 2021 to Taylor 973, LLC, recorded in Document No. 2021188725, Official Public Records, Williamson County, Texas, and being in the northwest line of the said James C. Eaves Survey and the common southeast line of the H.G. Johnson Survey, Abstract No. 348;

**THENCE North 68°47'56" East (N68°43'57"E Record)**, with the J.C. Eaves/H.G. Johnson Survey line and a northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1, a distance of **17.99 feet** (18.02' Record) to a 1/2" iron pipe found at an east corner of said Taylor 973, LLC, called 0.873 acre Tract 3 and a common corner of said Taylor 973, LLC, called 54.911 acre Tract 1, for a corner of the herein described tract of land, same being at the south corner of that certain called 142.37 acre tract of land conveyed to John Bohls by deed dated January 19, 1907, recorded in Volume 123, Page 191, Deed Records, Williamson County, Texas;

**THENCE North 68°46'34" East (N68°46'48"E Record)**, with the southeast line of said Bohls called 142.37 acre tract, the common northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1 and said J.C. Eaves/H.G. Johnson Survey line, along the meanders of a wire fence, a distance of **298.64 feet** (298.69' Record) to 1/2" iron rod found at the north corner of said called 54.911 acre Tract 1, for the north corner of the herein described tract of land, same being at the common west corner of that certain called 45.83 acre tract of land, conveyed to J. Patrick and Beverly K. Quinn by deed dated September 25, 1996, recorded in Document No. 1996052460, Official Public Records, Williamson County, Texas;

**THENCE South 21°33'08" East (S21°33'03"E Record)**, with the northeast line of said Taylor 973, LLC, called 54.911 acre Tract 1 and the common southwest line of said J. Patrick and Beverly K. Quinn called 45.83 acre tract, along the meanders of a wire fence, a distance of **2086.64 feet** (2087.00' Record) to a 1/2" iron rod found at the east corner of said called 54.911 acre Tract 1 and the common south corner of said Quinn called 45.83 acre tract, for an east corner of the herein described tract of land, same being in the northwest line of the aforesaid Taylor 973, LLC, called 70.644 acre Tract 2, and the afore-mentioned Eaves/Reese Survey line;

**THENCE South 68°35'33" West (S68°34'59"W Record), with the southeast line of said Taylor 973, LLC, called 54.911 acre Tract 1, the common northwest line of said called 70.644 acre Tract 2, and the said Eaves/Reese Survey line, a distance of 125.33 feet to a corner of the herein described tract of land, and from which a common corner of said tracts 1 and 2, bears South 68°35'33" West (S68°34'59" W Record), a distance of 8.04 feet;**

**THENCE through and severing said Taylor 973, LLC, called 70.644 acre Tract 2, the following courses and distances numbered (1) through (5):**

**1) South 20°51'11" East, a distance of 170.39 feet to corner;**

**2) South 68°35'08" West, a distance of 40.89 feet to corner;**

**3) South 21°26'02" East, a distance of 295.44 feet to corner;**

**4) North 68°24'19" East, a distance of 34.93 feet to corner;**

**5) South 21°54'48" East, a distance of 160.00 feet to a 1/2" iron rod found at an interior corner of said Taylor 973, LLC. called 70.644 acre Tract 2, and the common west corner of Castlewood Subdivision Phase 2, an addition to Williamson County, Texas, according to the map thereof recorded in Document No. 2022074792, Official Public Records, Williamson County, Texas;**

**THENCE with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common southwest line of said Castlewood Subdivision Phase 2, the following courses and distances numbered (1) and (2):**

**1) South 21°38'06" East (S21°35'30"E Record), a distance of 514.60 feet (514.66' Record) to a 6 inch steel pipe post found for corner;**

**2) South 21°34'27" East (S21°35'30"E Record), at a distance of 80.4 feet passing the centerline of Blaze Trail, a 50 foot public right-of-way, and continuing on for a total distance of 759.37 feet to a 1/2" iron rod found for corner at a south corner of said Castlewood Subdivision Phase 2 and a common west corner of Wesley Miller Lane, a 70 foot public right-of-way, as shown by plat of Castlewood Subdivision Phase 1, an addition to Williamson County, Texas, according to the map thereof recorded in Document No. 2021152781, Official Public Records, Williamson County, Texas;**

**THENCE South 21°26'07" East (S21°35'25"E Record), continuing with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2, a distance of 70.01 feet (70.00' Record) to a 1/2" iron rod found for corner at a south corner of said Castlewood Subdivision Phase 1, a south corner of said Wesley Miller Lane, and a common west corner of Castlewood Subdivision Phase 3, an addition to Williamson County, Texas, according to the afore-mentioned map thereof recorded in Document No. 2022074792, Official Public Records, Williamson County, Texas;**

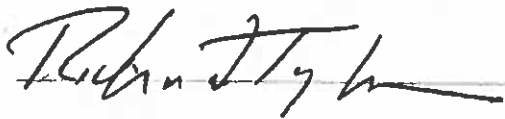


**THENCE South 21°38'36" East (S21°35'30"E Record), continuing with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common southwest line of said Castlewood Subdivision Phase 3, a distance of 162.78 feet to a 1/2" iron rod with cap "Chaparral" found at the east corner of said called 70.644 acre Tract 2, for an east corner of the herein described tract of land, same being at an east corner of the of the afore-mentioned called 69.993 acre tract of land conveyed to Castlewood South, LLC, by deed dated June 4, 2021, recorded in Document No. 2021084226, Official Public Records, Williamson County, Texas, and from which a 1/2" iron rod with cap "Haynie Consulting" found in the south line of said George M. Reese Survey and the common north line of the HT&B RR. CO. Survey, Section 6, Abstract No. 211, a corner of said Castlewood Subdivision Phase 3 and a common interior corner of said called 69.993 acre tract, bears South 21°31'48" East (S21°35'30"E Record), a distance of 127.72 feet (127.58' Record);**

**THENCE North 82°37'18" West (N82°38'12"W Record), with the southeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common north line of said Castlewood South, LLC, called 69.993 acre tract a distance of 1196.62 feet (1196.79' Record) to the POINT OF BEGINNING and CONTAINING 99.990 ACRES OF LAND.**

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS CENTRAL ZONE) & NAD83 (HORIZONTAL).

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during May 17, 2022, and is true and correct to the best of my knowledge and belief.

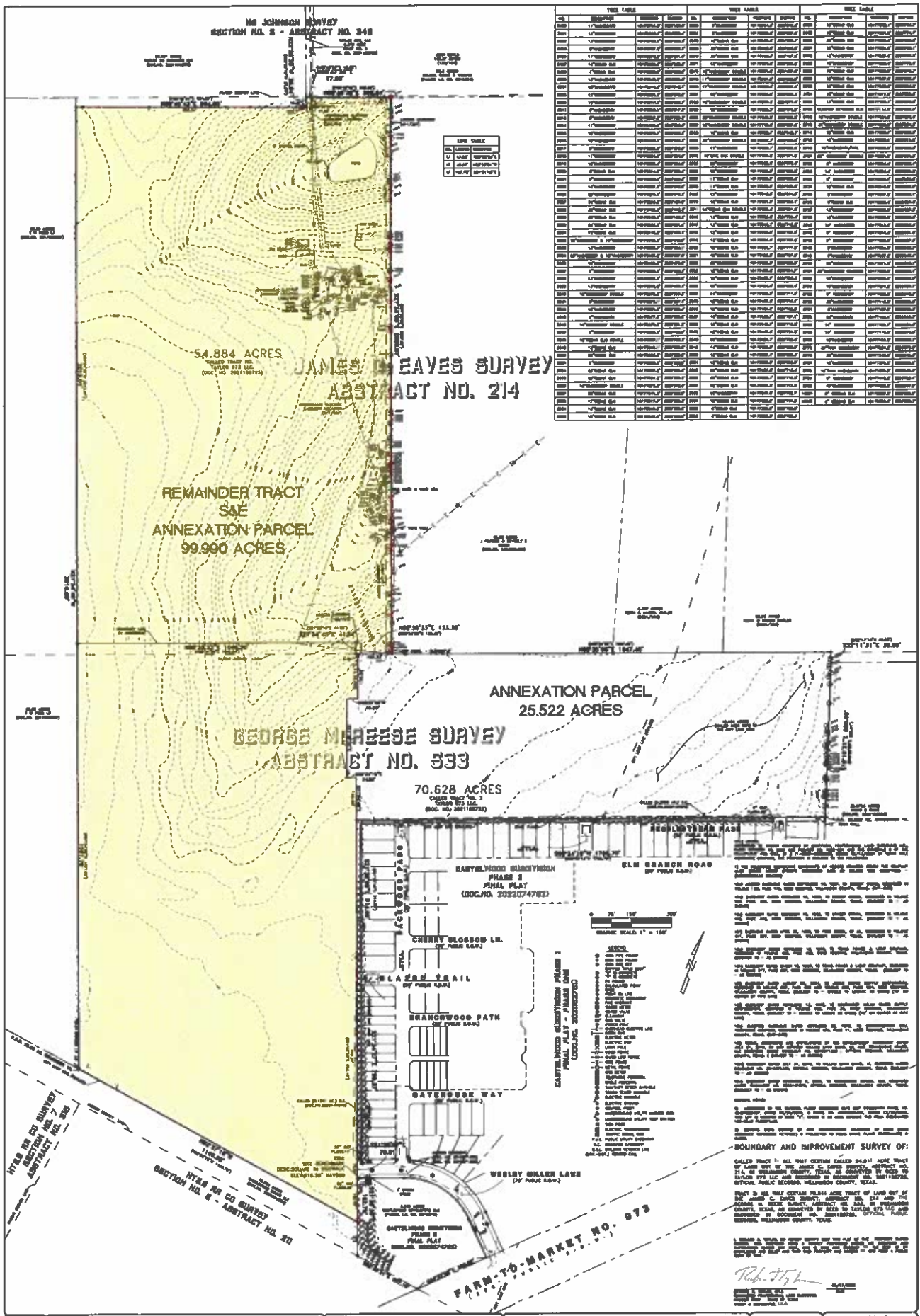


Richard H. Taylor  
Registered Professional Land Surveyor  
No. 3986 State of Texas

Attachment: Drawing of 99.990 Acre Remainder Tract & 25.522 Acre Annexation Tract  
Job: 22-8154

10/23/2023  
Date





| TRAIL TABLE |     |     |     | WELL TABLE |     |     |     | WELL TABLE |     |     |     |
|-------------|-----|-----|-----|------------|-----|-----|-----|------------|-----|-----|-----|
| 1           | 2   | 3   | 4   | 1          | 2   | 3   | 4   | 1          | 2   | 3   | 4   |
| ...         | ... | ... | ... | ...        | ... | ... | ... | ...        | ... | ... | ... |

**BOUNDARY AND IMPROVEMENT SURVEY OF:**

TRACT 1 : 54.884 ACRES  
TRACT 2 : 70.628 ACRES  
JAMES C. EAVES SURVEY - ABS. NO. 214  
GEORGE M. REESE SURVEY - ABS. NO. 533  
WILLIAMSON COUNTY, TEXAS

**DRAWING INFORMATION**

PROJECT NO. 22-014  
DATE 04/17/2022  
DRAWN BY [Signature]  
CHECKED BY [Signature]  
SCALE 1" = 100'

**ASH & ASSOCIATES**

1401 JACKSON LANE  
DALLAS, TEXAS 75206  
972-282-1716  
www.ashandassociates.com

**REVISIONS**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1   | ...         | ...  |





December 27, 2023

Taylor 973 LLC  
Attn: Dharma Rajah  
1345 Richelieu Lane  
Houston, Texas 77018

RE: Voluntary Annexation of unannexed property consisting of 99.99 acres of land generally located north of Elm Branch Trail in the Extraterritorial Jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District part of Parcels R019651, R019181, and R019951 part of and out of the Eaves, J.C. Sur and Reese, G. M. Sur., City of Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Dear Mr. Rajah,

Please find the enclosed Voluntary Annexation Service Plan associated with the above referenced annexation. Please sign and return this document signifying your receipt and acceptance of the service plan.

A copy of this Voluntary Annexation Service Plan will also be available at the public hearing associated with the annexation on January 11, 2024 at 6:00 P.M. in the City of Taylor City Council Chambers located at 400 Porter Street, Taylor, Texas, 76574.

If you have any questions, please contact the Development Services Department at (512) 352-3675.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenda Joyas", is written over a horizontal line.

Brenda Joyas, CNU-A  
Senior City Planner  
Development Services Department - City of Taylor

Enclosed (1): PZ-2023-1921 Davis Tract Phase II Voluntary Annexation Service Plan Received and Accepted by:

X Dharma Rajah

Dharma Rajah

**Signature:** *Dharma Rajah*

**Email:** [dharmad@epitome.dev](mailto:dharmad@epitome.dev)

# City of Taylor City Council

January 11, 2024





# **PZ-2023-1921**

## **Voluntary Annexation**

*Davis Tract Phase II*



# Development Process

## 1. Annexation

**2. Comprehensive Plan Amendment** – Growth Sector, Future Land Use, Transportation Master Plan

**3. Rezoning** – Proposed uses and compliance with the Comprehensive Plan

**4. Platting** – Division of land into lots (identifying lot boundaries, streets, easements)

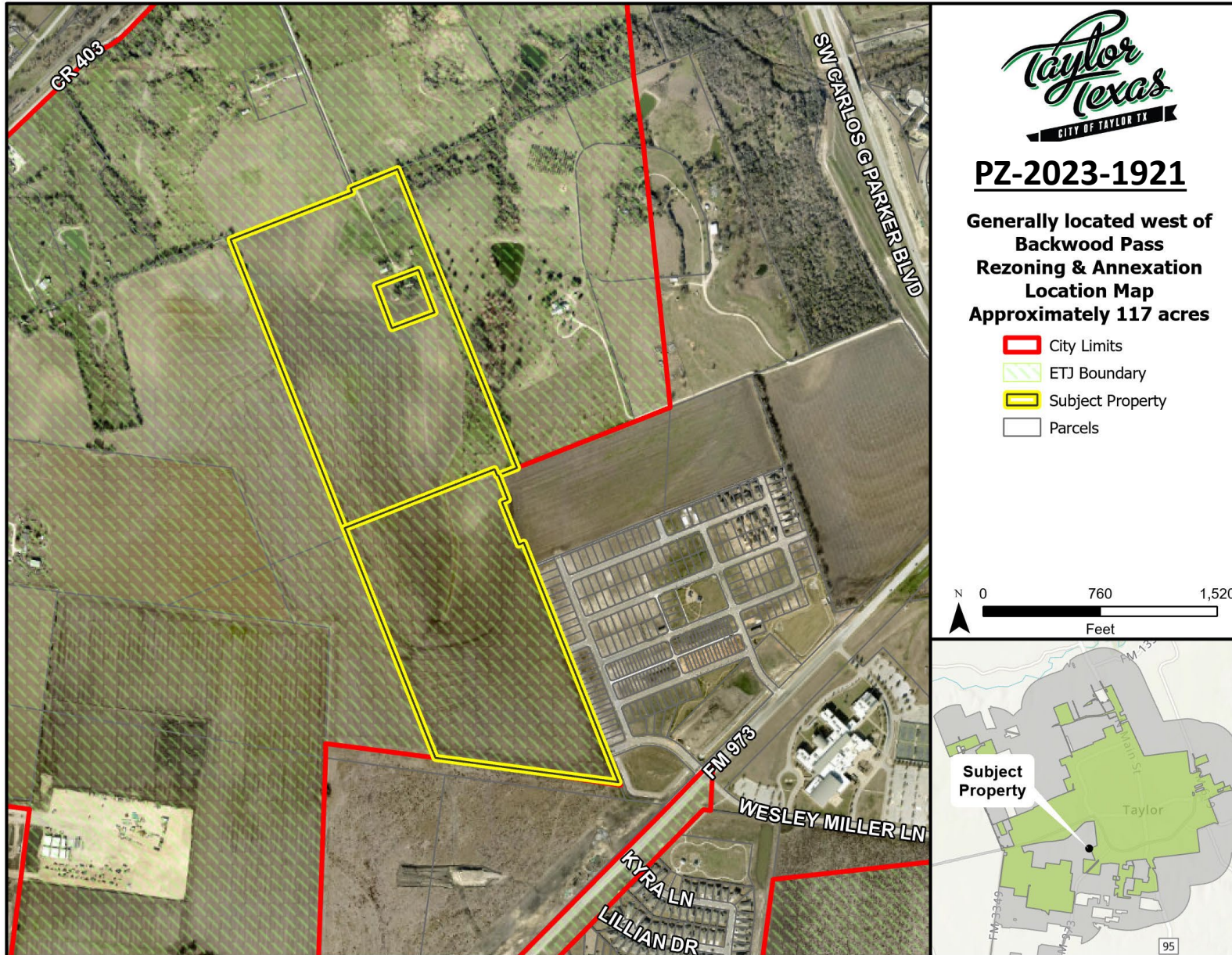
**5. Subdivision Improvement Plans** – Installation of public improvements (water, wastewater, drainage, roadways)

**6. Final Plat** – After approved and accepted infrastructure improvements.

**7. Building Permit** – Layout of building(s) on lot(s) and detailed construction drawings.



# Location Map



# Staff Recommendation

Staff recommended **Approval** of the proposed Voluntary Annexation on approximately 99.99 acres of land known as the Davis Tract Phase II, generally located west of Backwood Pass, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, and R019651.





# City Council Meeting

## January 25, 2024

### Transmittal Letter

#### STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

**Agenda Item #:** 5

**Agenda Title:** Consider Ordinance 2024 -04, PZ 2023 - 1911 regarding requests to change place type zoning at 17 different lots.

**Council Action to be taken:** Consider adopting ordinance

**Department Submitted:** Development Services

**Staff Contact:** Tom Yantis, Assistant City Manager

#### 1. PURPOSE/DESCRIPTION

Consider requests from individual property owners to change the designated place type zoning districts for their properties in the Land Development Code.

#### 2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This is the second tranche of place type change requests which were received after the second City wide consultation on the new Land Development Code. The Land Development Code was adopted in November 2023.

There is an individual report for each change request.

Further tranches of place type change requests will be brought to the Planning and Zoning Commission and the City Council as new change requests are received. During the next six months following the adoption of the Land Development Code these change requests will be processed free of charge to property owners.

#### 3. PROS and CONS

| <u>PROS</u>                                                                                                                                                                                                                                                                                                           | <u>CONS</u>                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Consistent with the 5 big ideas in the Comprehensive Plan.</li><li>• Implementation of the community's vision to return to a historic pattern of walkable, mixed used neighborhoods.</li><li>• Bringing more properties into conformity with the zoning regulations</li></ul> | <ul style="list-style-type: none"><li>• Will take time for the community and staff to acclimate to the new code.</li></ul> |

#### **4. RECOMMENDATION**

At their December 12, 2023, meeting the Planning and Zoning Commission made a recommendation on each of the individual place type zoning change requests. The Commission's recommendations are recorded on each individual change request.

#### **5. FUNDING SOURCE**

N/A

#### **6. TIMELINE**

Planning and Zoning Commission public hearing and recommendation – December 12, 2023

City Council public hearing and ordinance introduction – January 11, 2024

City Council consideration of ordinance approval – January 25, 2024

#### **7. OTHER OPTIONS (In order of preference)**

N/A

#### **8. ATTACHMENTS**

- 5a. [819 Hackberry](#) - Staff report, Location Map, Zoning request
- 5b. [217 S. Main Street](#) - Staff report, Zoning request, Applicants letter, Location Map
- 5c. [215 S. Main Street](#) - Staff report, Location Map
- 5d. [Oak Street](#) - Staff report, Location Map
- 5e. [109 Booth Street](#) - Staff report, Location Map
- 5f. [108 E. Oak Street](#) - Staff report, Location Map
- 5g. [305 Martin Luther King Blvd](#) - Staff report, Location Map
- 5h. [307 Martin Luther King Blvd](#) - Staff report, Location Map
- 5i. [W. Oak Street](#) - Staff report, Location Map
- 5j. [500 ES Carlos G Parker Blvd](#) - Staff report, Zoning request, Location Map
- 5k. [508 SE Carlos G Parker Blvd](#) - Staff report, Zoning request, Location Map
- 5l. [510 Murphy Street](#) - Staff report, Zoning request, Location Map, Plan revival project
- 5m. [512 Murphy Street](#) - Staff report, Zoning request, Location Map, Plan revival project
- 5n. [E. 4<sup>th</sup> Street](#) – Staff report, Zoning request, Location Map
- 5o. [4901 FM 619](#) – Staff report, Zoning request, Location Map
- 5p. [South of CR395 & East of CR101](#) – Staff report, Zoning request, Location Map
- 5q. [1006 W. 2<sup>nd</sup> Street](#) – Staff report, Zoning request, Location Map
- 5r. [Staff Presentation](#)
- 5s. [Ordinance 2024 –04](#)
  - 5s.a Exhibit A
  - 5s.b Exhibit B



**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 819 Hackberry Street

**Legal Description:** AW0661 AW0661 -Winsett, J. Sur, Acres 0.653, Tract AKA High School, Block 1, Lot 1 (R017261)

**Date Submitted:** 10/10/2023

**Current Place Type:** P3 – Neighborhood

**Requested Place Type:** P4 – Mix

**Future Land Use:** Neighborhood Infill

**Requestor:** Jo Anna & Timothy McGinnis

**Staff Analysis:** The requestor desires the P4 Place type to continue operating the Pecan Manor Bed & Breakfast business.

The existence of the existing business being operated from this building plus its proximity to the Old Taylor High School is an appropriate location for P4 Place type and mixed-use, walkable neighborhoods.

The P4 Place type was recently approved for 902 Hackberry Street. This recommendation is consistent with this recent decision by the City Council in the immediate vicinity of 819 Hackberry Street.

**Staff Recommendation:** Approval for Place type P4 at 819 Hackberry Street.

**P&Z Recommendation:** Approval for Place type P4 at 819 Hackberry Street.

**Attachments**

1. Proposed Place Type Zoning Change Request Form
2. Location Map

# Proposed Place Type Zoning Change Request Form



(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Jo Anna and Timothy McGinnis

Address for the proposed zoning change: 819 Hackberry St., Taylor, TX 76574

Phone: 501-993-4076 E-mail: tm9010@yahoo.com

## Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

## Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

- We would like to continue running a business on our property & be zoned so others can also (Pecan Manor Bed and Breakfast)

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Jo Anna McGinnis Signature: Jo Anna McGinnis Date: 10/10/2023

Owner Name 2: Timothy McGinnis Signature: Timothy McGinnis Date: 10/10/2023

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylortx.gov](mailto:planning@taylortx.gov)

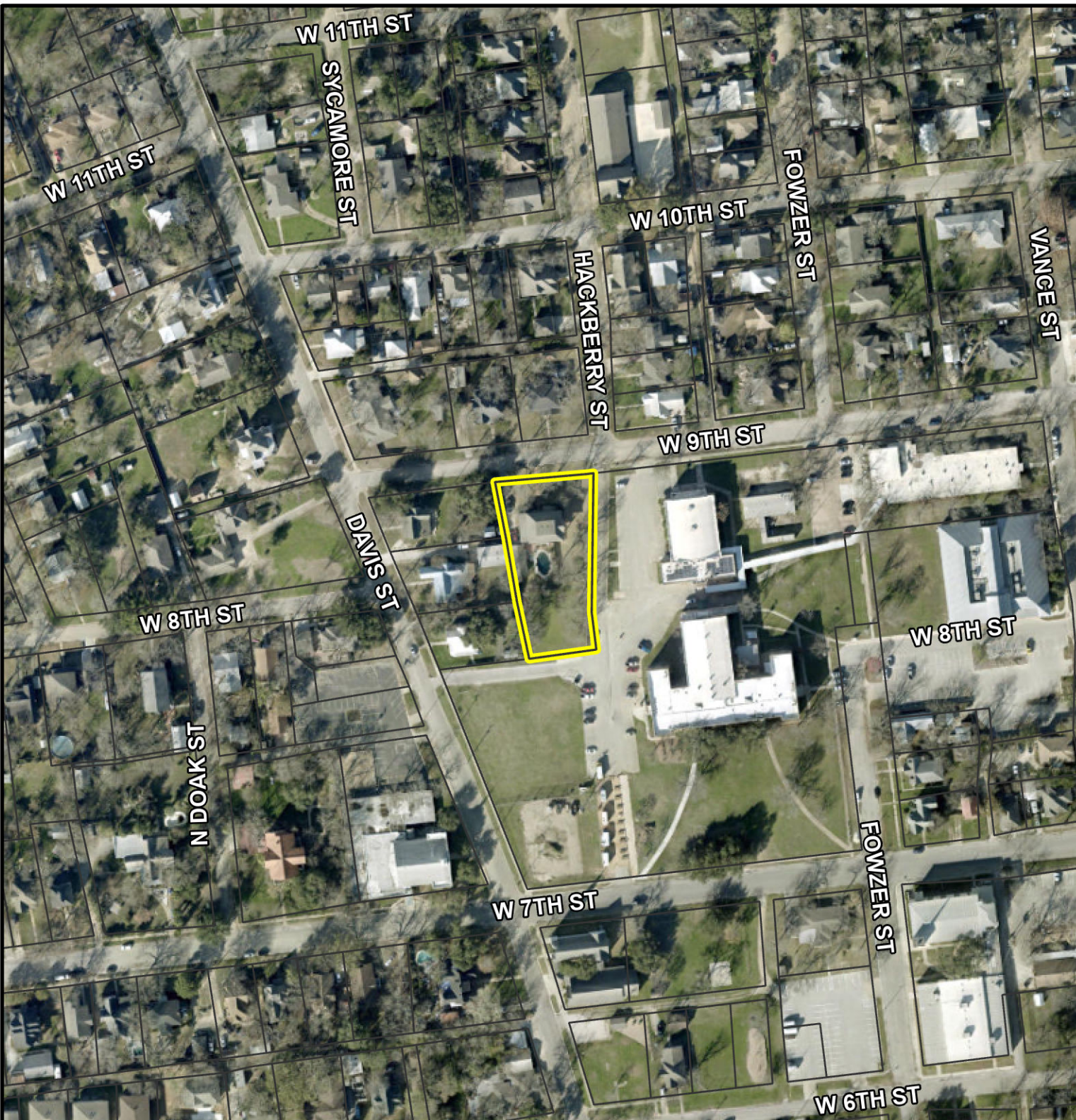
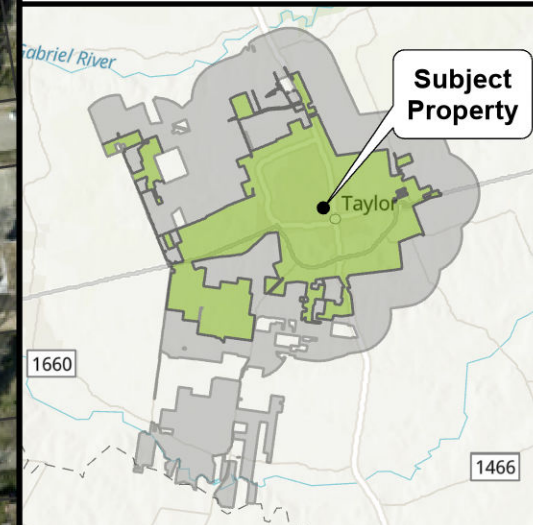




## PZ-2023-1911

**819 Hackberry St.  
Rezoning  
Location Map  
Approximately 0.7 acres**

-  City Limits
-  Subject Property
-  Parcels





**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 217 S. Main Street  
**Legal Description:** AW0214 AW0214 – Eaves, J.C.Sur, 9.335 acres (R051473)  
**Date Submitted:** 10/24/2023  
**Current Place Type:** P4 – Mix  
**Requested Place Type:** EC – Employment Center  
**Future Land Use:** Employment: Neighborhood  
**Requestor:** Jordan Grier  
**Staff Analysis:** This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St.  
  
The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.  
  
The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

**Staff Recommendation:** Approval of Place Type EC at 217 S. Main St.

**P&Z Recommendation:** Approval of Place Type EC at 217 S. Main St

**Attachments**

1. Proposed Place Type Zoning Change Request Form
2. Location Map
3. Applicants letter



## Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)



Name(s) of property owner(s): Texas Cotton Growers Cooperative Association

Address for the proposed zoning change: 217 S. Main, Taylor, Tx 76574

Phone: 512-713-8448 E-mail: jordan.grier@taylorcompress.com

### Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

### Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

#### Reason for the Proposed Place Type Zoning Change Request:

These parcels of land are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products. Typical building sizes of 250' x 600'.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Jordan Grier Signature:  Date: 10/24/2023

Owner Name 2: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylor.tx.gov](mailto:planning@taylor.tx.gov)

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

The following parcels are submitted for consideration under this application:

R015558 Texas Cotton Growers Cooperative Association  
R015559 Texas Cotton Growers Cooperative Association  
R051473 Texas Cotton Growers Cooperative Association  
R015568 Texas Cotton Growers Cooperative Association  
R510028 Texas Cotton Growers Cooperative Association  
R015636 Texas Cotton Growers Cooperative Association  
R019206 Texas Cotton Growers Cooperative Association  
R327608 Texas Cotton Growers Cooperative Association

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylortx.gov](mailto:planning@taylortx.gov)





October 24, 2023

Planning & Zoning Committee  
400 Porter St.  
Taylor, TX 76574

To Whom It May Concern:

I have been following this process at about the 10,000-foot level but I guess I should have been looking at it a little closer and making some noise. In the versions of the proposal that I have seen prior to this final draft, the properties for Taylor Compress located at 217 S. Main, and in District #1, were designated as Employment: Neighborhood as a future land use. This in my mind was no change from a M-1 Industrial as we had no more information to go on than seeing a grouping of three different Employment: "Types". At the time of the development of the future land use map it didn't seem like much was going to change with our properties; they were being characterized in a manner that seemed consistent with before and would probably hold the same development characteristics. I now see our properties have been designated as a P4: Mix based on the specific designation of employment: neighborhood and the development characteristics are drastically different than before. I cannot determine how this translation was made but believe that this designation will not be positive for agricultural service businesses long term and goes against the comprehensive plan adopted.

Taylor Compress has always been a major Employment Center for Taylor by aggregating regional agricultural products, storing them, and processing/sorting them for timely use as needed. Our business was founded where we were strategically located along the railroad with the ability for inbound transportation along state highways and Farm to Market roads as a means of delivery from regional cotton gins. At the time rail transportation was key with a large domestic textile industry. Today that isn't so much the case but continues to be a viable option if needed. I recall a discussion during the comprehensive plan amendment about employment centers being located along railroad tracks. This description certainly fits us.

I also believe I heard it said in the comprehensive planning discussions and meetings that Taylor wants to maintain its agriculture roots moving forward; I do not believe these changes accomplish this goal. Agriculture goes well beyond the notion of raising an animal, cultivating the ground, baling hay, planting a seed. These products have to be gathered, stored, processed, and delivered in order to be usable for the consumer. Taylor Compress and surrounding businesses are vital parts of Taylor's agriculture past, present, and hopefully future.

The type and manner in which our buildings are constructed and laid out may seem odd to many; many "smaller" buildings, unlike a modern distribution warehouse, on a large parcel totaling a large amount of square feet. However, this design is not only strategic but essential due to regulations set by USDA, and the ability to get insurance on the products we store. In industry

meetings I attend these issues continue to arise amongst the industry because of the nature of the products we handle and the amount of exposure we have in the event of a loss. Many of our post 1950's buildings are designed to hold a certain volume of cotton bales and are separated by 100' of clear space. This was done as a means to spread out the associated risk of storing large volumes of baled cotton and lowering the risk of an outbreak fire.

My interpretation of the place type zoning P4: Mix would not allow us to reconstruct buildings of similar shape and size to replace aging ones, or in the unfortunate event of disaster. In what is being touted as "Patterns of the Past: Tools for Our Future", only certain parts of Taylor's past seem to shine through. I strongly urge you to accept this request to change the place type zoning for parcels owned by Texas Cotton Growers Cooperative Association as well as other neighboring agricultural and industrial enterprises located adjacent to us to a place type of Employment Center that will ensure a future for the agricultural industry of Taylor.

If you have any questions, concerns, or just want to know more about us please feel free to reach out any time. My cell phone number is 512-713-8448

Respectfully,

A handwritten signature in black ink, appearing to read "Jordan Grier". The signature is fluid and cursive, with a large, stylized initial 'J'.

Jordan Grier  
General Manager





Office of the Secretary of State  
Reports Unit  
P.O. Box 12028  
Austin, Texas 78711-2028  
(Form 802)

Filed in the Office of the  
Secretary of State of Texas  
Filing #: 7923701 05/17/2023  
Document #: 1247484840003  
Image Generated Electronically  
for Web Filing

## PERIODIC REPORT - DOMESTIC NONPROFIT CORPORATION

File Number: **7923701**

1. The name of the corporation is: **TEXAS COTTON GROWERS COOPERATIVE ASSOCIATION**
2. It is incorporated under the laws of: **TEXAS, USA**
3. The name of the registered agent is: **Jordan L Grier**
4. The registered office address, which is identical to the business office address of the registered agent in Texas, is:  
**217 S Main, Taylor, TX, USA 76574**

### Consent of Registered Agent

- ☐ A. A copy of the consent of registered agent is attached.
- OR**
- ☒ B. The consent of the registered agent is maintained by the entity.

5. If the corporation is a foreign corporation, the address of its principal office in the state or country under the laws of which it is incorporated, is:  
  
\_\_\_\_\_

6. The names and addresses of all directors of the corporation are:

|                                                  |
|--------------------------------------------------|
| Director 1: (Individual Name) <b>Rick Kruger</b> |
| Address: <b>5090 CR 100 Hutto, TX, USA 78643</b> |

|                                |                                                    |
|--------------------------------|----------------------------------------------------|
| Director 2: (Individual Name)  | <b>Michael Brown</b>                               |
| Address:                       | <b>677 FM 132 Crockett, TX, USA 75835</b>          |
| Director 3: (Individual Name)  | <b>Tim Vrabel</b>                                  |
| Address:                       | <b>4750 Cr 301 Bartlett, TX, USA 76511</b>         |
| Director 4: (Individual Name)  | <b>Joe Marek</b>                                   |
| Address:                       | <b>PO Box 222 Rosebud, TX, USA 76570</b>           |
| Director 5: (Individual Name)  | <b>Melvin Marek</b>                                |
| Address:                       | <b>1401 CR 381 Granger, TX, USA 76530</b>          |
| Director 6: (Individual Name)  | <b>Steve Scarmado</b>                              |
| Address:                       | <b>PO Box 6747 Bryan, TX, USA 77805</b>            |
| Director 7: (Individual Name)  | <b>Tony Varisco</b>                                |
| Address:                       | <b>5354 Steele Store Road Bryan, TX, USA 77807</b> |
| Director 8: (Individual Name)  | <b>Patrick DeStefano</b>                           |
| Address:                       | <b>3906 Esquire Ct. Bryan, TX, USA 77808</b>       |
| Director 9: (Individual Name)  | <b>Roger J Wilson</b>                              |
| Address:                       | <b>1204 Mount Vernon St. Ennis, TX, USA 75119</b>  |
| Director 10: (Individual Name) | <b>Aaron Martinka</b>                              |
| Address:                       | <b>608 FM 2268 Holland, TX, USA 76534</b>          |
| Director 11: (Individual Name) | <b>Luke Sell</b>                                   |
| Address:                       | <b>304 CR 363 Rosebud, TX, USA 76570</b>           |

7. The names, addresses and titles of all officers of the corporation are:

|                              |                                                  |        |                       |
|------------------------------|--------------------------------------------------|--------|-----------------------|
| Officer 1: (Individual Name) | <b>Patrick DeStefano</b>                         | Title: | <b>President</b>      |
| Address:                     | <b>3906 Esquire Ct. Bryan, TX, USA 77808</b>     |        |                       |
| Officer 2: (Individual Name) | <b>Jordan Grier</b>                              | Title: | <b>Secretary</b>      |
| Address:                     | <b>17341 FM 112 Thrall, TX, USA 76578</b>        |        |                       |
| Officer 3: (Individual Name) | <b>Jordan Grier</b>                              | Title: | <b>Treasurer</b>      |
| Address:                     | <b>17341 FM 112 Thrall, TX, USA 76578</b>        |        |                       |
| Officer 4: (Individual Name) | <b>Roger J Wilson</b>                            | Title: | <b>Vice-President</b> |
| Address:                     | <b>1204 Mount Vernon St Ennis, TX, USA 75119</b> |        |                       |

**Execution:**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: **May 17, 2023**

**Jordan Grier**

Signature of authorized officer





October 24, 2023

Planning & Zoning Committee  
400 Porter St.  
Taylor, TX 76574

To Whom It May Concern:

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meetings I attend these issues continue to arise amongst the industry because of the nature of the products we handle and the amount of exposure we have in the event of a loss. Many of our post 1950's buildings are designed to hold a certain volume of cotton bales and are separated by 100' of clear space. This was done as a means to spread out the associated risk of storing large volumes of baled cotton and lowering the risk of an outbreak fire.

My interpretation of the place type zoning P4: Mix would not allow us to reconstruct buildings of similar shape and size to replace aging ones, or in the unfortunate event of disaster. In what is being touted as "Patterns of the Past: Tools for Our Future", only certain parts of Taylor's past seem to shine through. I strongly urge you to accept this request to change the place type zoning for parcels owned by Texas Cotton Growers Cooperative Association as well as other neighboring agricultural and industrial enterprises located adjacent to us to a place type of Employment Center that will ensure a future for the agricultural industry of Taylor.

If you have any questions, concerns, or just want to know more about us please feel free to reach out any time. My cell phone number is 512-713-8448

Respectfully,

A handwritten signature in black ink, appearing to read "Jordan Grier". The signature is fluid and cursive, with a large initial "J" and a stylized "G".

Jordan Grier  
General Manager





**PZ-2023-1911**

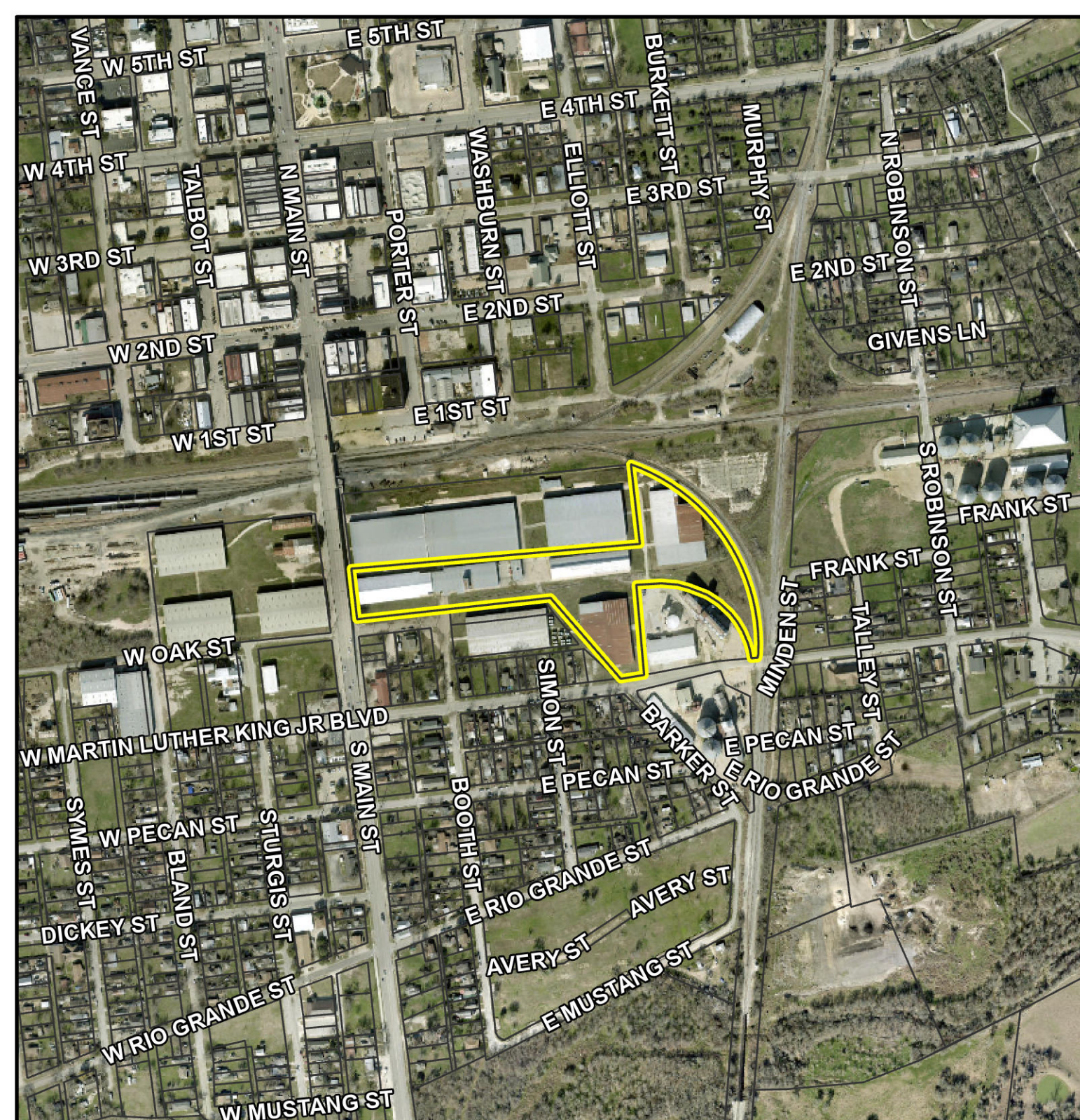
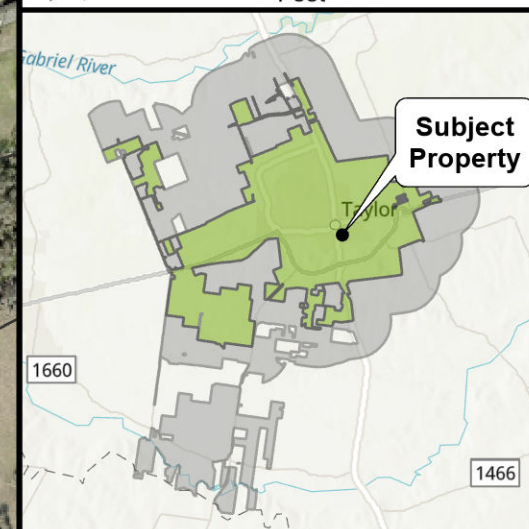
**217 S. Main St. (R051473)**

**Rezoning**

**Location Map**

**Approximately 9.3 acres**

-  City Limits
-  Subject Property
-  Parcels





**City of Taylor  
Place Type Change Request**

**Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 215 S. Main Street

**Legal Description:** AW0214 Eaves, J.C.Sur (R019206)

**Date Submitted:** 10/24/2023

**Current Place Type:** P4 – Mix

**Requested Place Type:** EC – Employment Center

**Future Land Use:** Employment: Neighborhood

**Requestor:** Jordan Grier

**Staff Analysis:** This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St and abutting the railroad track.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

**Staff Recommendation:** Approval of Place Type EC at 215 S. Main St.

**P&Z Recommendation:** Approval of Place Type EC at 215 S. Main St

**Attachments**

1. Location Map

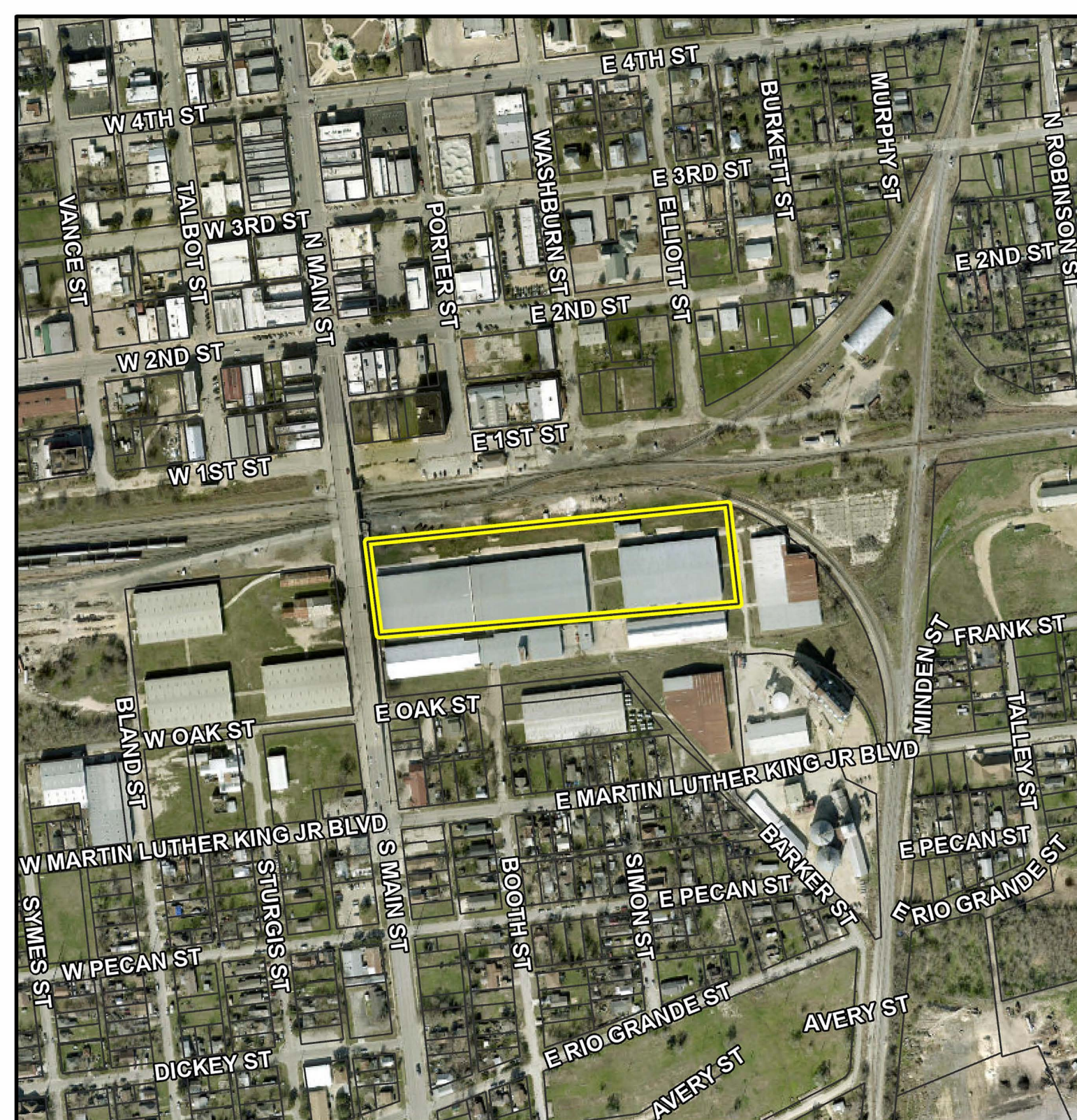
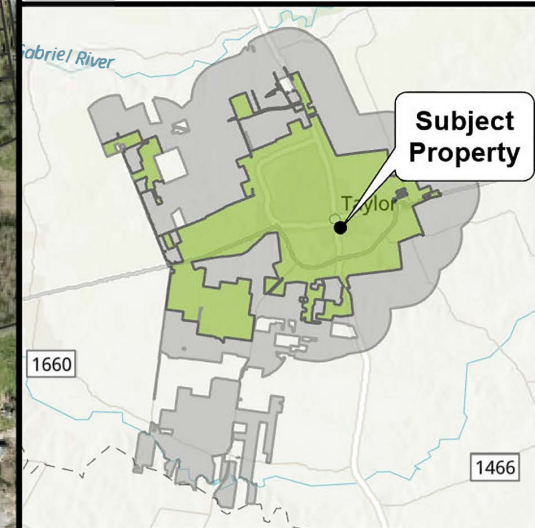




## PZ-2023-1911

215 S. Main St.  
(R019206) Rezoning  
Location Map  
Approximately 7.5 acres

-  City Limits
-  Subject Property
-  Parcels





**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** Oak Street (R510028)

**Legal Description:** S4790 – Taylor City of, Lot 92, Acre 0.512 (Pt vacated Oak St) (R510028)

**Date Submitted:** 10/24/2023

**Current Place Type:** P4 – Mix

**Requested Place Type:** EC – Employment Center

**Future Land Use:** Neighborhood Infill

**Requestor:** Jordan Grier

**Staff Analysis:** This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

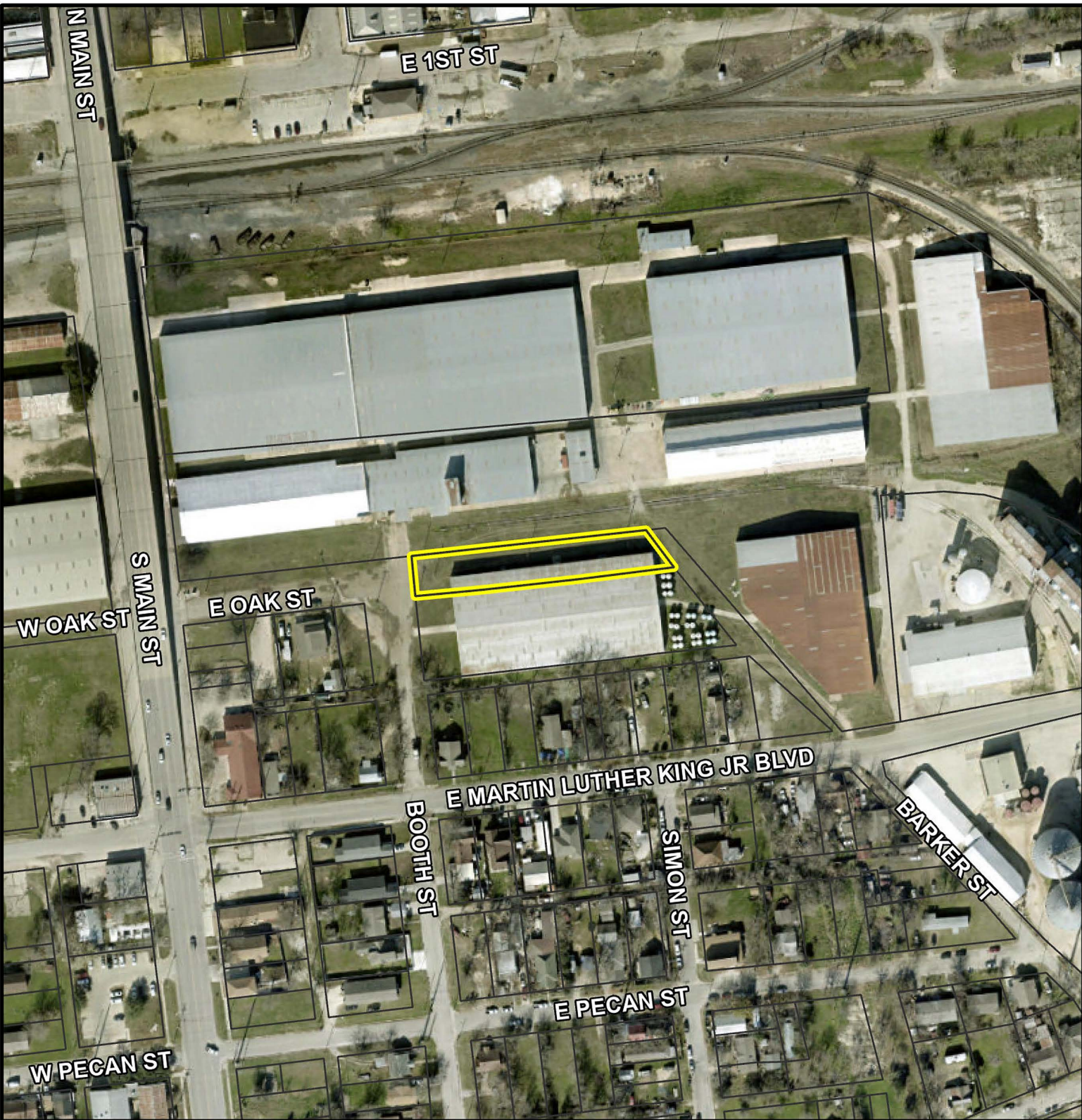
**Staff Recommendation:** Approval of Place Type EC at Oak St. (R510028)

**P&Z Recommendation:** Approval of Place Type EC at Oak St. (R510028)

**Attachments**

1. Location Map

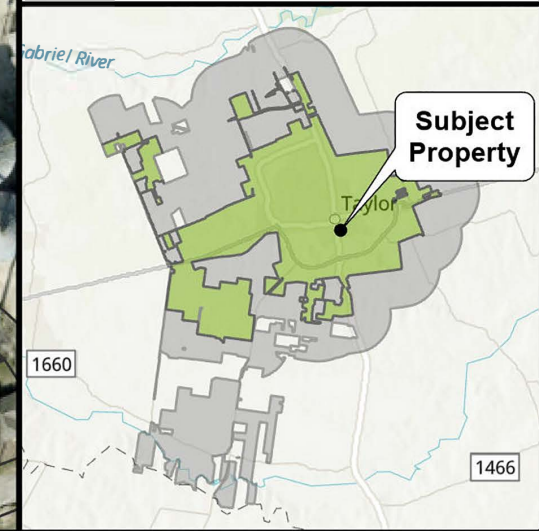




# PZ-2023-1911

Oak St. (R510028)  
Rezoning  
Location Map  
Approximately 0.5 acres

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 109 Booth Street

**Legal Description:** Taylor City of, Block 92, Lot 11-18 (R015568)

**Date Submitted:** 10/24/2023

**Current Place Type:** P4 – Mix

**Requested Place Type:** EC – Employment Center

**Future Land Use:** Neighborhood Infill

**Requestor:** Jordan Grier

**Staff Analysis:** This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St. There are residential properties to the south of this lot.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

**Staff** Approval of Place Type EC at 109 Booth St.

**Recommendation:**

**P&Z**

Approval of Place Type EC at 109 Booth St.

**Recommendation:**

**Attachments**

1. Location Map



E 1ST ST



**PZ-2023-1911**

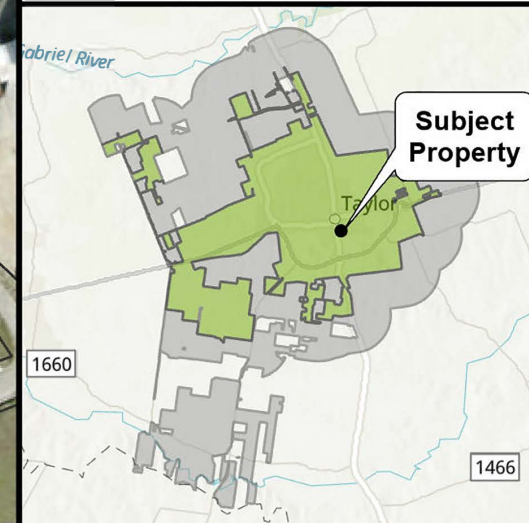
**109 Booth St. (R015568)**

**Rezoning**

**Location Map**

**Approximately 1.2 acres**

-  City Limits
-  Subject Property
-  Parcels



W OAK ST

E OAK ST

S MAIN ST

E MARTIN LUTHER KING JR BLVD

BARKER ST

SIMON ST

E PECAN ST

W PECAN ST

BOOTH ST

E RIO GRANDE ST

**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address/Location:</b>       | 108 E Oak Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Legal Description:</b>      | Taylor City of, Block 97, Lot 12 (R105636)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Date Submitted:</b>         | 10/24/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Current Place Type:</b>     | P4 – Mix                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Requested Place Type:</b>   | EC – Employment Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Future Land Use:</b>        | Market: Neighborhood                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Requestor:</b>              | Jordan Grier                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Staff Analysis:</b>         | <p>This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St and south of E. Oak St. There are residential properties to the south and south east of this lot.</p> <p>The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.</p> <p>The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.</p> |
| <b>Staff Recommendation:</b>   | Approval of Place Type EC at 108 E Oak St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>P&amp;Z Recommendation:</b> | Approval of Place Type EC at 108 E Oak St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**Attachments**

1. Location Map





**PZ-2023-1911**

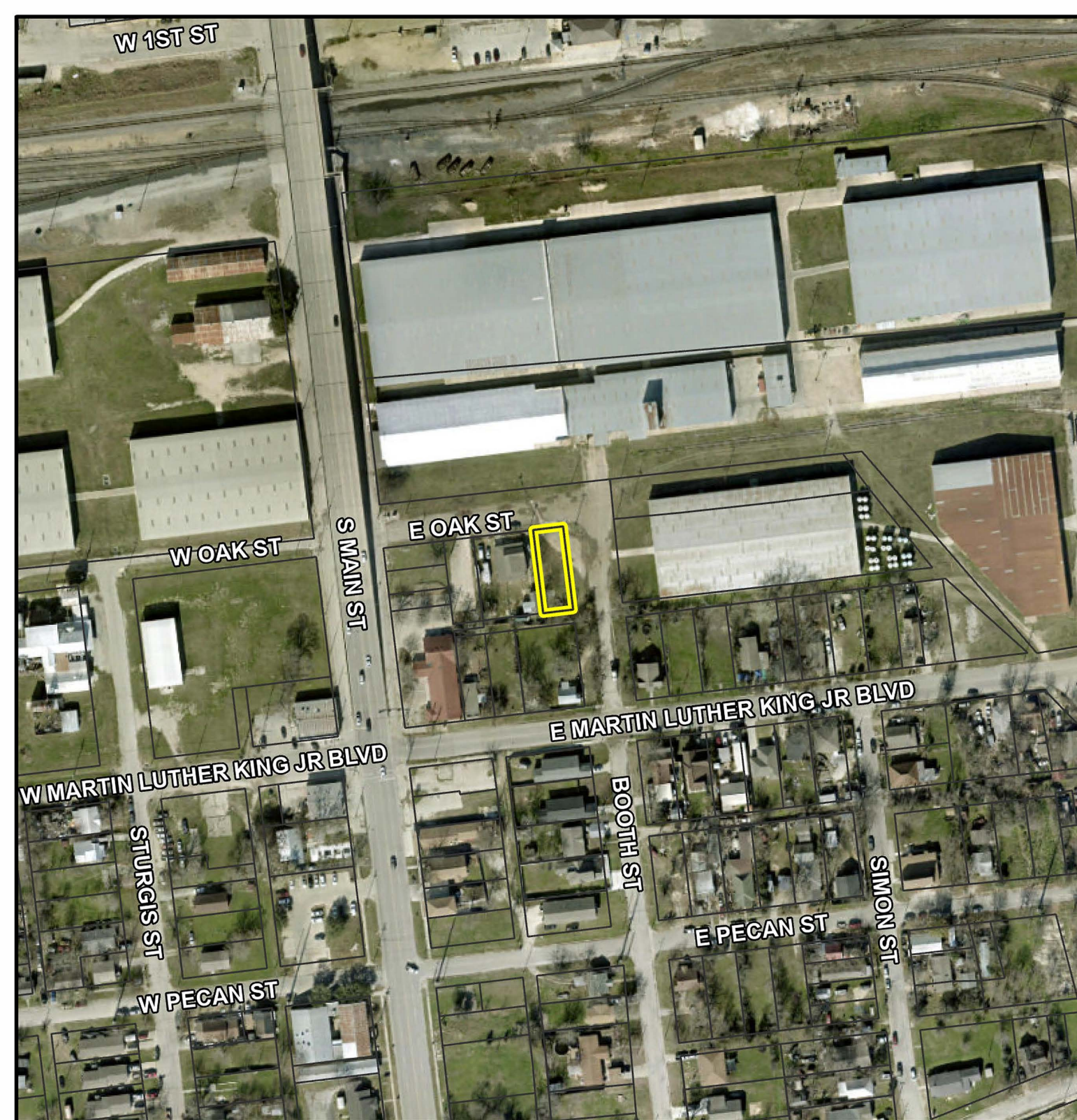
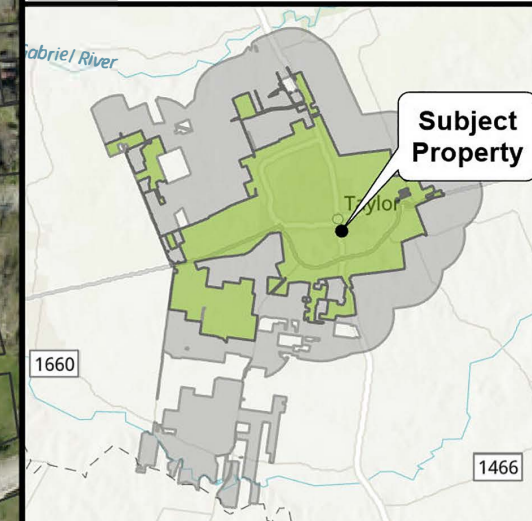
**108 E Oak St. (R015636)**

**Rezoning**

**Location Map**

**Approximately 0.1 acres**

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 305 Martin Luther King Jr. Blvd  
**Legal Description:** Taylor City of, Block 92, Lot 1-2 (Pts) Acres.13 (R015559)  
**Date Submitted:** 10/24/2023  
**Current Place Type:** P4 – Mix  
**Requested Place Type:** EC – Employment Center  
**Future Land Use:** Neighborhood Infill  
**Requestor:** Jordan Grier  
**Staff Analysis:**

This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St and north of E. Martin Luther King Jr. Blvd. There is a residential property to the west and south of this lot.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

**Staff Recommendation:** Approval of Place Type EC at 305 Martin Luther King Jr. Blvd  
**P&Z Recommendation:** Approval of Place Type EC at 305 Martin Luther King Jr. Blvd

**Attachments**

1. Location Map

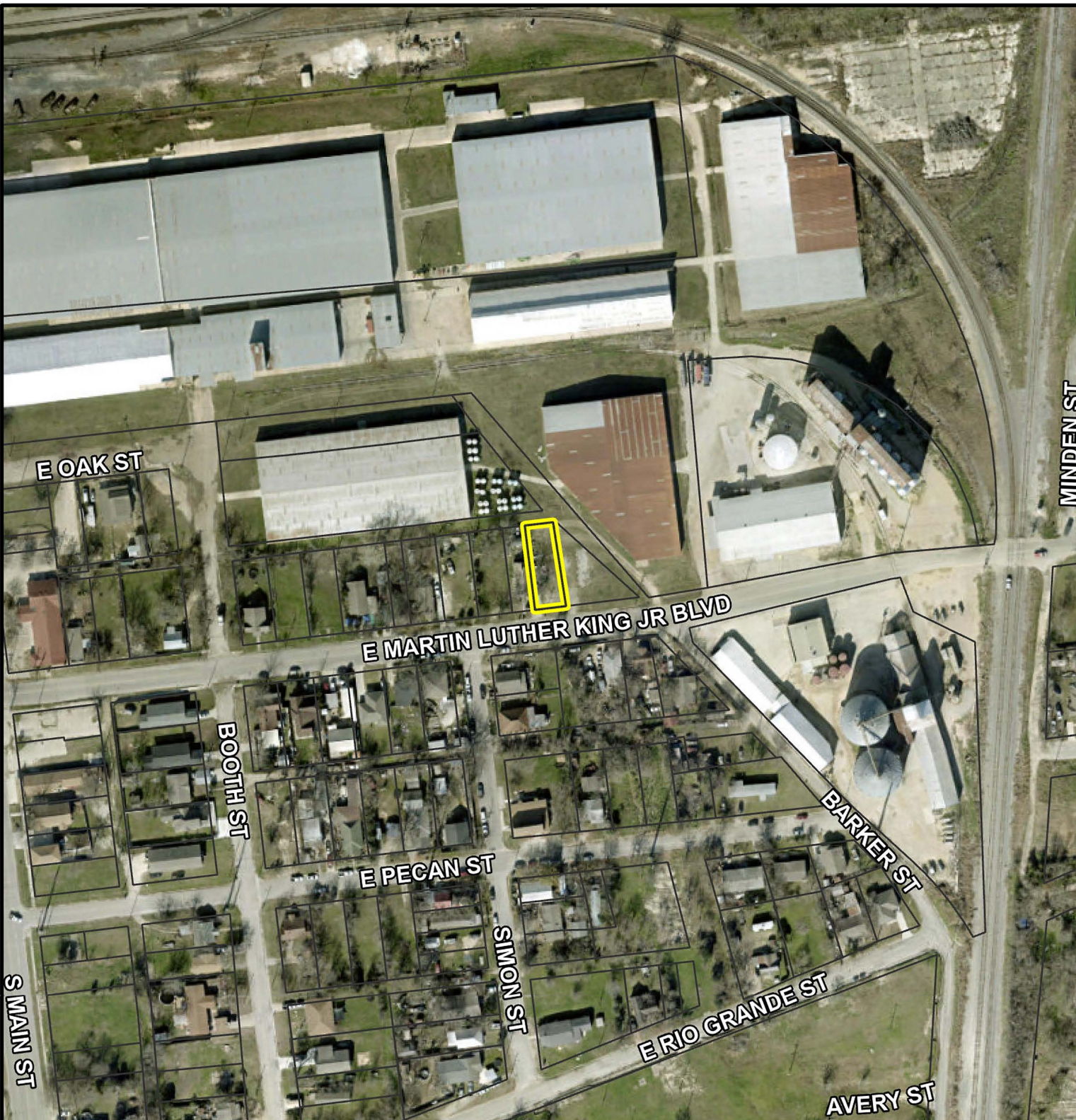
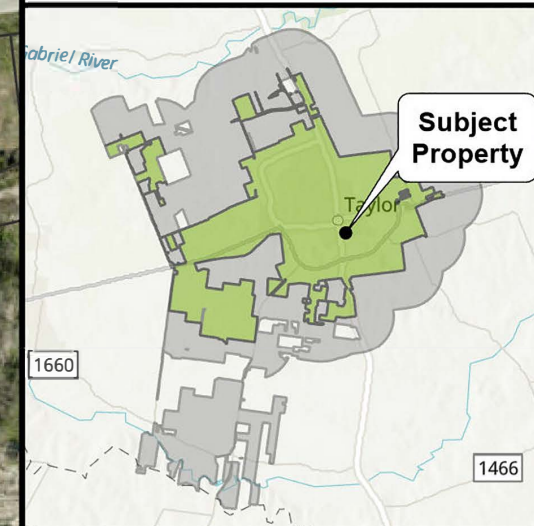




## PZ-2023-1911

305 Martin Luther King Jr  
Blvd (R105559) Rezoning  
Location Map Approximately  
0.1 acres

-  City Limits
-  Subject Property
-  Parcels





**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 307 Martin Luther King Jr. Blvd.

**Legal Description:** Taylor City of, Block 92, Lot 1 (E/PT), Acre .18 (R015558)

**Date Submitted:** 10/24/2023

**Current Place Type:** P4 – Mix

**Requested Place Type:** EC – Employment Center

**Future Land Use:** Neighborhood Infill

**Requestor:** Jordan Grier

**Staff Analysis:** This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St. and the most western parcel to the north of E. Martin Luther King Jr. Blvd. There are residential properties to the west and south of this lot.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

**Staff Recommendation:** Approval of Place Type EC at 307 Martin Luther King Jr Blvd.

**P&Z Recommendation:** Approval of Place Type EC at 307 Martin Luther King Jr Blvd.

**Attachments**

1. Location Map

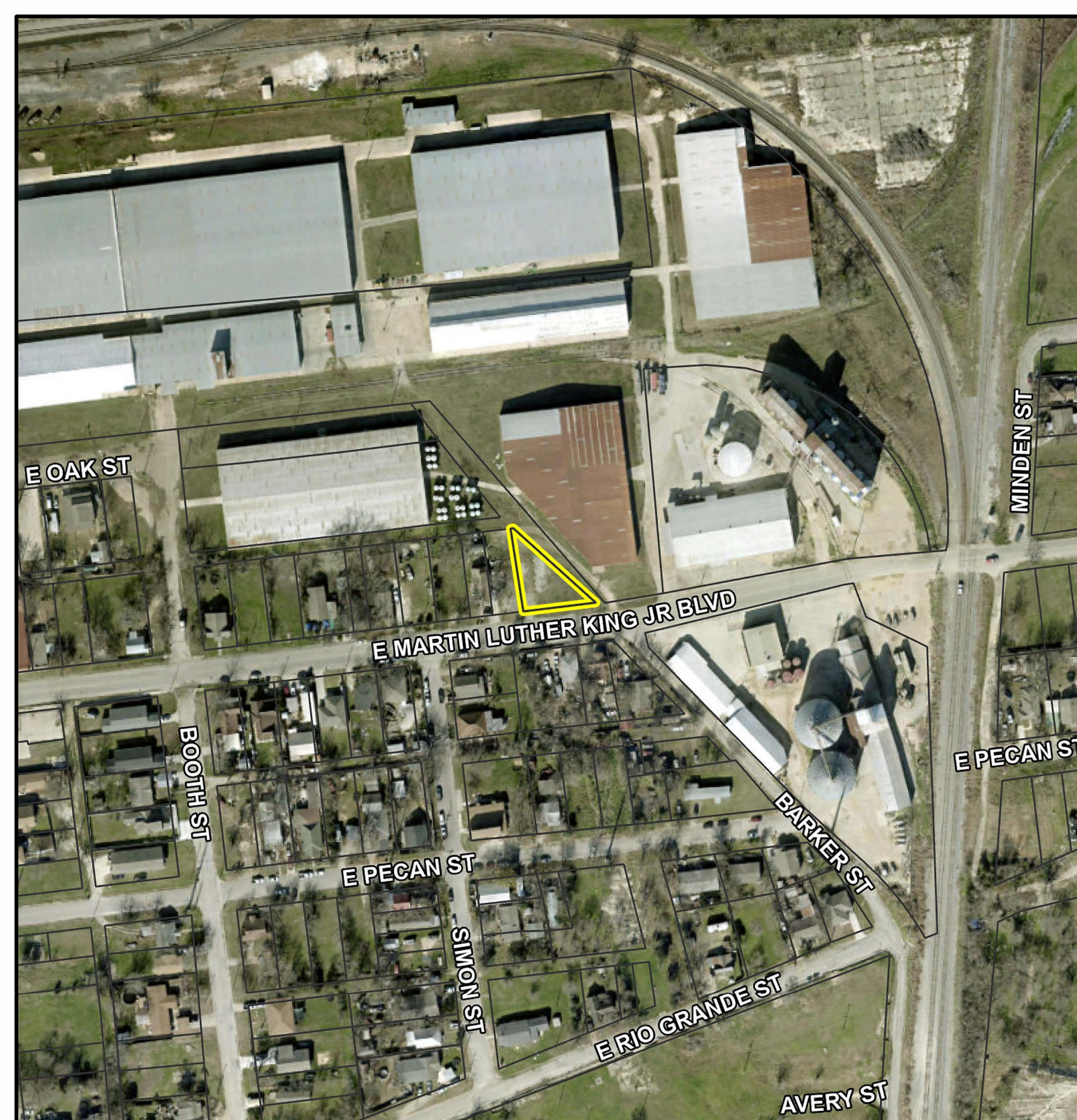
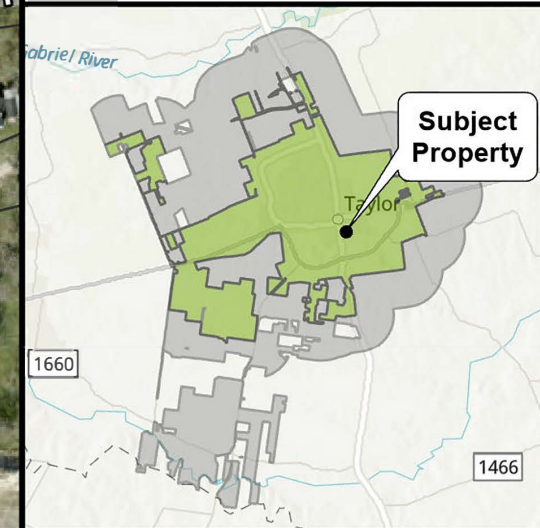




## PZ-2023-1911

307 Martin Luther King Jr  
Blvd (R105558) Rezoning  
Location Map  
Approximately 0.2 acres

-  City Limits
-  Subject Property
-  Parcels





**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

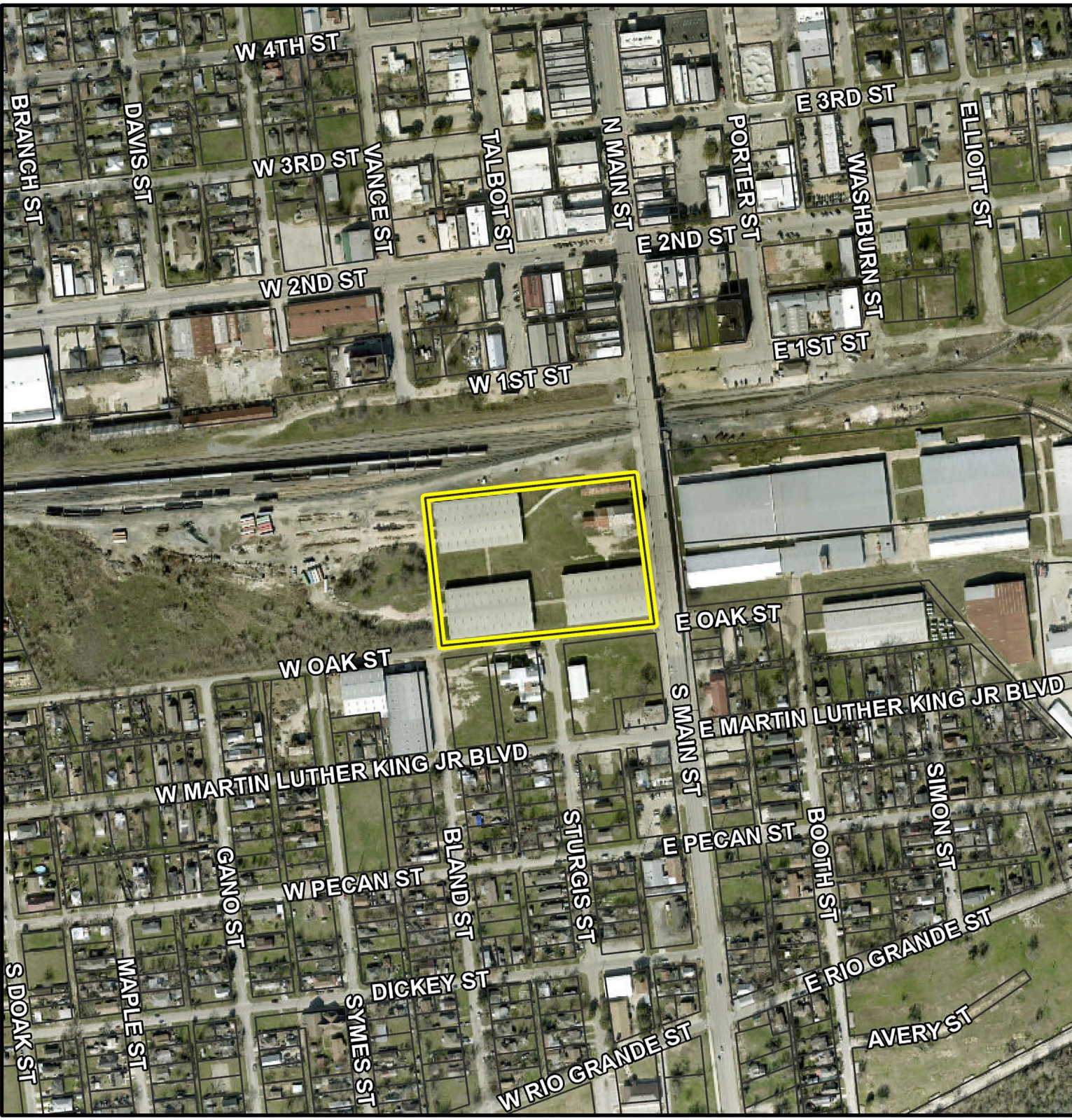
**Address/Location:** W. Oak Street (R327608)  
**Legal Description:** AW0214 – Eaves, J.C. Sur, Acres 6.07 (R327608)  
**Date Submitted:** 10/24/2023  
**Current Place Type:** P4 – Mix  
**Requested Place Type:** EC – Employment Center  
**Future Land Use:** Neighborhood Infill  
**Requestor:** Jordan Grier  
**Staff Analysis:** This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St. which are currently used by Taylor Compress. This is the single lot on the western side of S. Main St.  
  
The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.  
  
The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

**Staff Recommendation:** Approval of Place Type EC at W. Oak St. (R327608)  
**P&Z Recommendation:** Approval of Place Type EC at W. Oak St. (R327608)

**Attachments**

1. Location Map

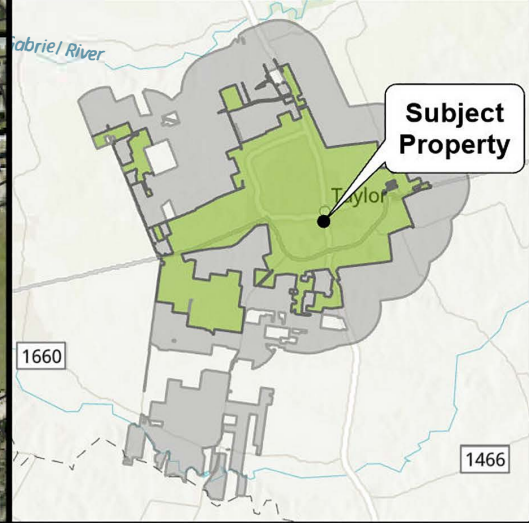




# PZ-2023-1911

**W Oak St (R327608)**  
**Rezoning**  
**Location Map**  
**Approximately 6.1 acres**

-  City Limits
-  Subject Property
-  Parcels





**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 500 SE Carlos G Parker Blvd

**Legal Description:** S6788- Hilltop Sub, Lot 2 Acres 5.6 (R381281)

**Date Submitted:** 11/10/2023

**Current Place Type:** P4 – Mix

**Requested Place Type:** EC – Employment Center

**Future Land Use:** Neighborhood Infill

**Requestor:** 500 Carlos Parker LLC

**Staff Analysis:** The requestor states that the “employment center zoning fits much better”. A similar place type request to employment center has been made for the adjoining lot to the east of this site (508 SE Carlos G Parker Blvd).

There are residential place types (P2.5) to the south and Carlos G Parker Blvd along the northern property line. If approved, the applicant will need to submit an Employment Center Plan to establish the development standards for their specific needs.

**Staff** Approve Place Type EC at 500 SE Carlos G Parker Blvd.

**Recommendation:**

**P&Z** Approve Place Type EC at 500 SE Carlos G Parker Blvd.

**Recommendation:**

**Attachments**

1. Proposed Place Type Zoning Change Request Form
2. Location Map



## Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): DL 500 CARLOS PARKER LLC

Address for the proposed zoning change: 500 SE CARLOS G. PARKER LLC

Phone: 512-848-7010 E-mail: DARREN@DONQUICK.COM



## Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

## Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Employment Center zoning fits much better.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request.

(please check box)

Owner Name 1: DARREN QUICK Signature: [Signature] Date: 11/10/23

Owner Name 2: LAKHBIR SINGH Signature: [Signature] Date: 11/10/2023

DocuSigned by:

CB1A4CF5F2984F8

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

\* Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylor.tx.gov](mailto:planning@taylor.tx.gov)

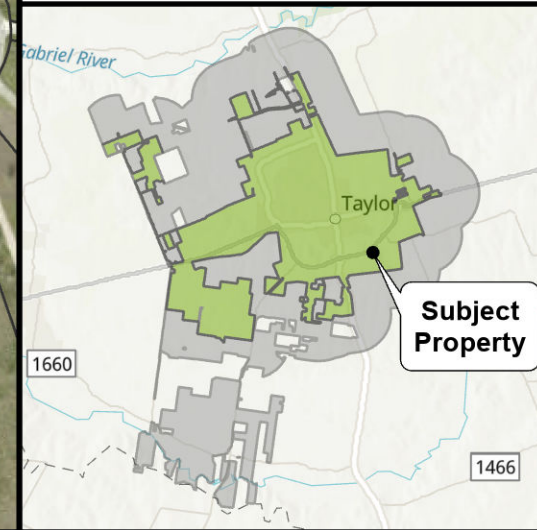




**PZ-2023-1911**

**500 SE Carlos G Parker Blvd.  
Rezoning  
Location Map  
Approximately 5.6 acres**

-  City Limits
-  Subject Property
-  Parcels





**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 508 SE Carlos G Parker Blvd

**Legal Description:** S6788- Hilltop Sub, Lot 3, Acres 6.7 (R381282)

**Date Submitted:** 10/5/2023

**Current Place Type:** P2 – Rural

**Requested Place Type:** EC – Employment Center

**Future Land Use:** Neighborhood Greenfield

**Requestor:** Francisco Perez

**Staff Analysis:** The requestor states that the previous zoning was light industrial. We have been working on developing a 78,200 sq ft flex office/warehouse project since the beginning of 2023. We are in the final stage prior to submitting documents.

A similar place type request to employment center has been made for the adjoining lot to the west of this site (500 SE Carlos G Parker Blvd). The lot to the south was recently changed to place type P4. There are residential place types (P2.5) to the south west.

If approved, the applicant will need to submit an Employment Center Plan to establish the development standards for their specific needs. This request will also require an amendment to the Future Land Use to be considered at a later date, should this request be approved.

**Staff** Approval of Place Type EC at 508 SE Carlos G Parker Blvd

**Recommendation:**

**P&Z** Approval of Place Type EC at 508 SE Carlos G Parker Blvd

**Recommendation:**

**Attachments**

1. Proposed Place Type Zoning Change Request Form
2. Location Map

# Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name: Campo Azul Development, LLC / Francisco J. Perez



Address (where Proposed Place Type Change is requested):

508 SE Carlos G. Parker Blvd., Taylor, TX 76574

Phone #: \_\_\_\_\_ OR E-mail: FP@campoazul.us

## Proposed Place Type Zoning

(Circle One)

P1 - Nature

**P2 - Rural**

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

## Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

**EC - Employment Center**

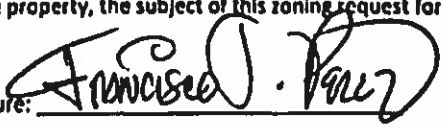
CS - Civic Space

### Reason for the Proposed Place Type Zoning Change Request:

Current zoning is M-1 Light Industrial. From the beginning of 2023, we have been working on the development of a 78,200 SF flex office / warehouse project divided in 10 buildings. We are in the final stage prior to submitting documents for site development permits. Details: [www.TaylorFlexPark.com](http://www.TaylorFlexPark.com)

☐ I hereby confirm that I am the property owner for the property, the subject of this zoning request form (please check box).

Name: Francisco J. Perez

Signature: 

Date: October 5, 2023

If you have any questions or need help completing this form, please call 512-365-3863

Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylortx.gov](mailto:planning@taylortx.gov)

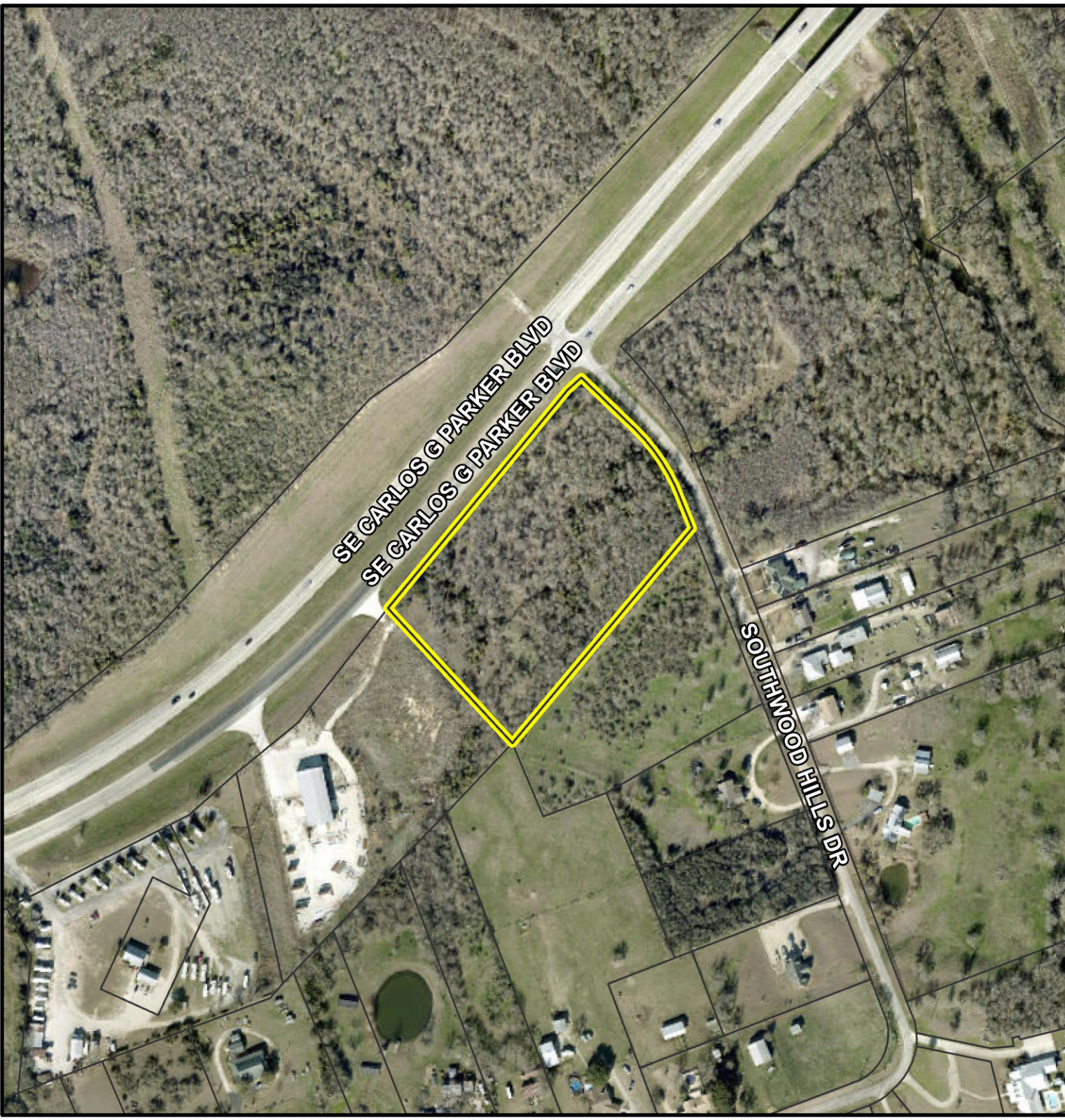
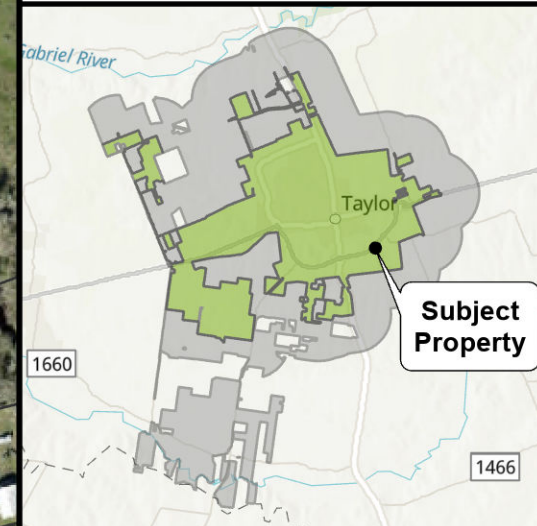




**PZ-2023-1911**

**508 SE Carlos G Parker Blvd.  
Rezoning  
Location Map  
Approximately 6.4 acres**

-  City Limits
-  Subject Property
-  Parcels





**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 510 Murphy Street

**Legal Description:** S4790 – Taylor City of, Block 56, Lot 1 (N/PT) Acre 0.119 (R015258)

**Date Submitted:** 11/7/2023

**Current Place Type:** CS– Civic Space

**Requested Place Type:** P4 – Mix

**Future Land Use:** Open Space

**Requestor:** David Legere

**Staff Analysis:** There are three parcels which were part of a land swap connected to the Murphy Street Revival II project (see attachment 2). Two parcels (R015258 and R015264) previously owned by the City were transferred to the requestor. The requestor transferred one parcel (R015268) to the City.

The current zoning maps do not take account of this change in land ownership. All the City lots have the place type CS – Civic Space and the lots included within the Murphy Street Revival II require a place type P4. This request updates the recent change in ownership which generates a change in the place type zoning.

**Staff Recommendation:** Approval of Place Type P4 at 510 Murphy Street.

**P&Z Recommendation:** Approval of Place Type P4 at 510 Murphy Street.

**Attachments**

1. Proposed Place Type Zoning Change Request Form
2. Location Map
3. Master Plan for Murphy Street Revival project



# Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)



Name(s) of property owner(s): David Legere

Address for the proposed zoning change: 510 + 512 Murphy St (R015258 + R015264)

Phone: \_\_\_\_\_ E-mail: davidlegere@outlook.com

## Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

## Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Land swap with City of Taylor

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: David Legere Signature: \_\_\_\_\_ Date: 11/7/23

Owner Name 2: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylortx.gov](mailto:planning@taylortx.gov)

## Colin Harrison

---

**From:** Tom Yantis  
**Sent:** Wednesday, November 8, 2023 7:16 AM  
**To:** David Legere  
**Cc:** Colin Harrison  
**Subject:** Re: potential place type concern

David,

We will put this on the list to correct.

Tom

Tom Yantis, AICP  
Assistant City Manager  
City of Taylor  
400 Porter Street  
Taylor, Texas 76574  
Office: 512-352-5990  
Cell: 512-962-8243  
tom.yantis@taylortx.gov

On Nov 7, 2023, at 9:36 PM, David Legere <DavidLegere@outlook.com> wrote:

Caution! This message was sent from outside your organization.

Hello Tom,

The WCAD has put the two lots I purchased from the City of Taylor for the Murphy St Project (**512 & 510 Murphy St**) into my name, but I don't see the change in '**place type**'...on the zoning tool, for example (maybe I should look somewhere else?).

I believe the two lots need to change *from* CS to **P4** (like the rest of the project).  
[I think you probably want to change Parcel R015268 (my old lot that the city now owns) to CS; I believe that was the intention of Parks & Rec.]

Can you have this change made? Do you need anything from me?

Thank you,

David  
David Legere  
Managing Partner

**CapNode LLC**

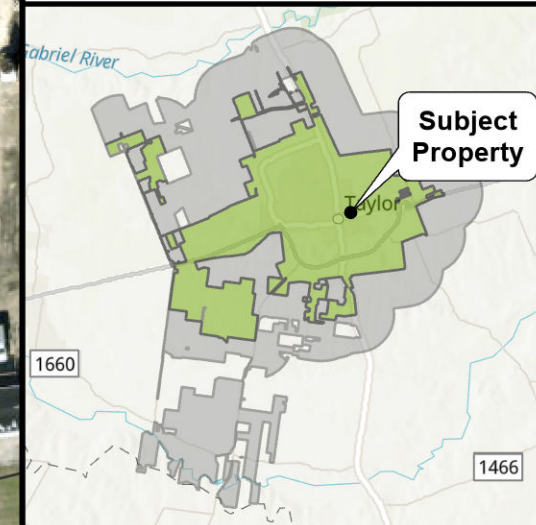




**PZ-2023-1911**

**510 Murphy St.  
Rezoning  
Location Map  
Approximately 0.12 acres**

-  City Limits
-  Subject Property
-  Parcels







**Key**

- Site Boundary
- Private lots to be platted

0 ft 50 ft 100 ft 200 ft

N



**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 512 Murphy Street

**Legal Description:** S4790 – Taylor City of, Block 56, Lots 4-5 Acres 0.601 (R015264)

**Date Submitted:** 11/7/2023

**Current Place Type:** CS– Civic Space

**Requested Place Type:** P4 – Mix

**Future Land Use:** Open Space

**Requestor:** David Legere

**Staff Analysis:** There are three parcels which were part of a land swap connected to the Murphy Street Revival II project (see attachment 2). Two parcels (R015258 and R015264) previously owned by the City were transferred to the requestor. The requestor transferred one parcel (R015268) to the City.

The current zoning maps do not take account of this change in land ownership. All the City lots have the place type CS – Civic Space and the lots included within the Murphy Street Revival II require a place type P4. This request updates the recent change in ownership which generates a change in the place type zoning

**Staff** Approval of Place Type P4 at 512 Murphy Street

**Recommendation:**

**P&Z** Approval of Place Type P4 at 512 Murphy Street

**Recommendation:**

**Attachments**

1. Proposed Place Type Zoning Change Request Form
2. Location Map
3. Master Plan for Murphy Street Revival project

# Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)



Name(s) of property owner(s): David Legere

Address for the proposed zoning change: 510 + 512 Murphy St (R015258 + R015264)

Phone: \_\_\_\_\_ E-mail: davidlegere@outlook.com

## Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

## Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Land swap with City of Taylor

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: David Legere Signature: \_\_\_\_\_ Date: 11/7/23

Owner Name 2: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylortx.gov](mailto:planning@taylortx.gov)



## Colin Harrison

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**Sent:** Wednesday, November 8, 2023 7:16 AM  
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**Cc:** Colin Harrison  
**Subject:** Re: potential place type concern

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Assistant City Manager  
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Can you have this change made? Do you need anything from me?

Thank you,

David  
David Legere  
Managing Partner

**CapNode LLC**

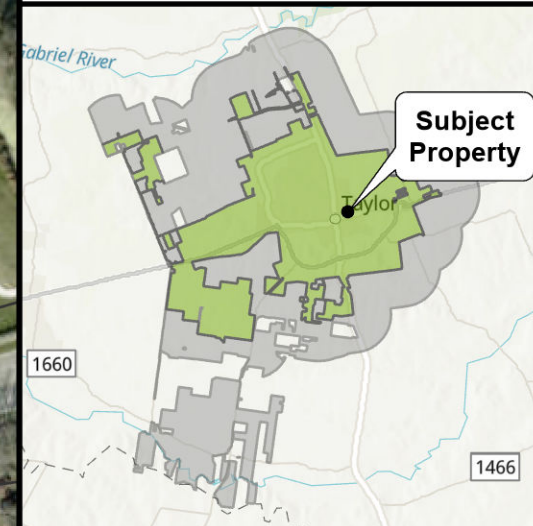




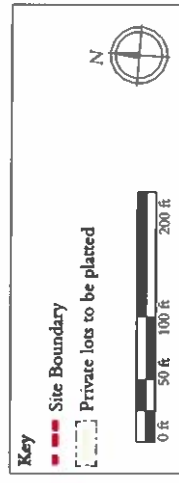
**PZ-2023-1911**

**512 Murphy St.  
Rezoning  
Location Map  
Approximately 0.6 acres**

-  City Limits
-  Subject Property
-  Parcels







**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** North of East 4<sup>th</sup> St and East of Murphy St (R015268)

**Legal Description:** S4790 – Taylor City of, Block 57, Lot 3 (pt) Acres 0.196, PRO EX 3/29/23 – 12/31/23 (R015268)

**Date Submitted:** 11/7/2023

**Current Place Type:** P4 – Mix

**Requested Place Type:** CS– Civic Space

**Future Land Use:** Neighborhood Infill

**Requestor:** David Legere

**Staff Analysis:** There are three parcels which were part of a land swap connected to the Murphy Street Revival II project (see attachment 2). Two parcels (R015258 and R015264) previously owned by the City were transferred to the requestor. The requestor transferred one parcel (R015268) to the City. This request relates to the lot transferred to the City.

The current zoning maps do not take account of this change in land ownership. All the City lots have the place type CS – Civic Space. This request updates the recent change in ownership which generates a change in the place type zoning

**Staff Recommendation:** Approval of Place Type CS for North of East 4<sup>th</sup> St and East of Murphy St (R015268)

**P&Z Recommendation:** Approval of Place Type CS for North of East 4<sup>th</sup> St and East of Murphy St (R015268)

**Attachments**

1. Proposed Place Type Zoning Change Request Form
2. Location Map



# Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)



Name(s) of property owner(s): David Legere

Address for the proposed zoning change: 4th St (R015268)

Phone: \_\_\_\_\_ E-mail: davidlegere@outlook.com

## Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

## Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Land swap with City of Taylor

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: David Legere Signature: \_\_\_\_\_ Date: 11/7/23

Owner Name 2: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylortx.gov](mailto:planning@taylortx.gov)

## Colin Harrison

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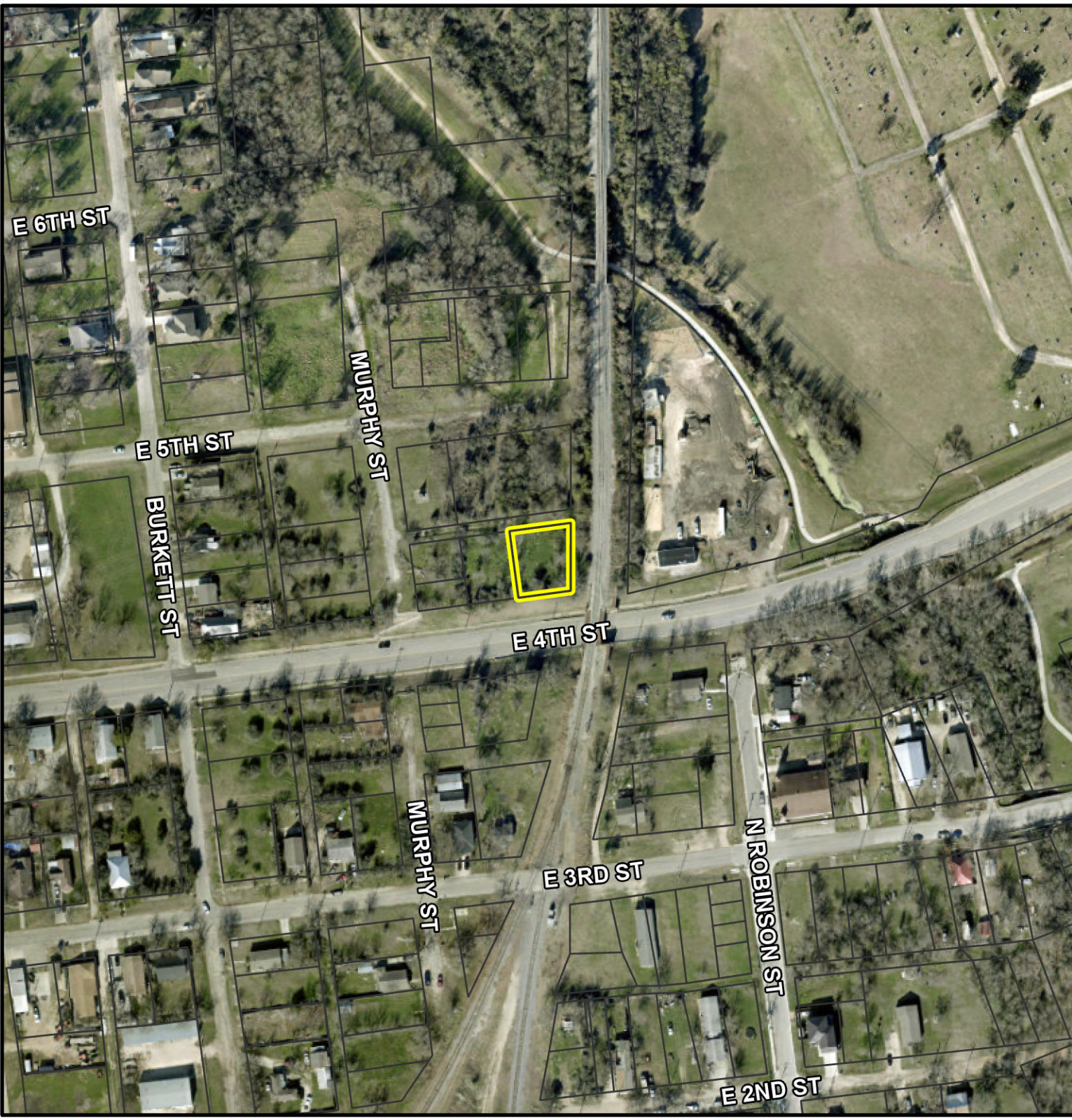
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Thank you,

David  
**David Legere**  
Managing Partner

**CapNode LLC**



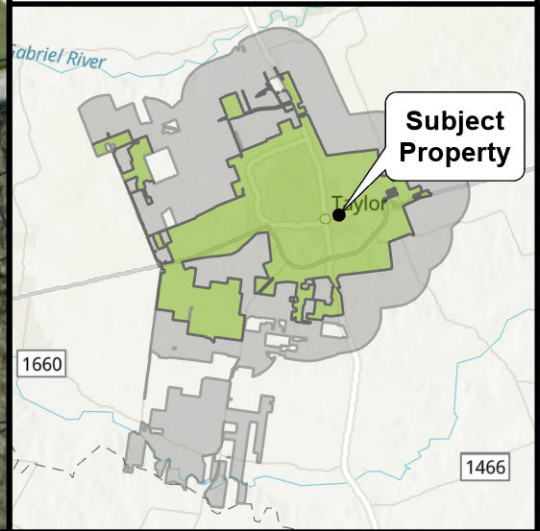
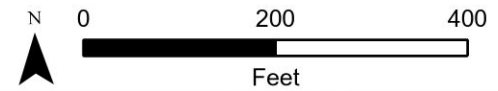


## PZ-2023-1911

Generally located east of 4th St.  
and Murphy St.

**Rezoning  
Location Map  
Approximately 0.2 acres**

-  City Limits
-  Subject Property
-  Parcels





**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 4901 FM 619

**Legal Description:** AW0443 McDaniel, M. Sur, Acres 1.090 (R006455)

**Date Submitted:** 10/25/2023

**Current Place Type:** P2 – Rural

**Requested Place Type:** P2C – Rural Commercial

**Future Land Use:** Area of Minimal Change

**Requestor:** Harlan Raesz

**Staff Analysis:** The requestor states the P2C place type is to allow for a home office business just like other properties on FM 619. They are seeking a used car lot or a landscape business.

The rural commercial place type applies to properties with a standalone building on an individual lot with large set-backs. Sites are generally located along rural roads.

**Staff Recommendation:** Approval of Place Type P2C at 4901 FM 619

**P&Z Recommendation:** Approval of Place Type P2C at 4901 FM 619

**Attachments**

1. Proposed Place Type Zoning Change Request Form
2. Location Map



# Proposed Place Type Zoning Change Request Form



(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Harlan Raesz

Address for the proposed zoning change: 4901 FM 619 Taylor TX 76574

Phone: 512-826-3841 E-mail: harlan.raesz@nutrien.com

## Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

## Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

To allow for Home office business just like other properties on FM 619; want a used car lot or landscape business

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Harlan Raesz

Signature: [Signature]

Date: 10-25-23

Owner Name 2: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylortx.gov](mailto:planning@taylortx.gov)

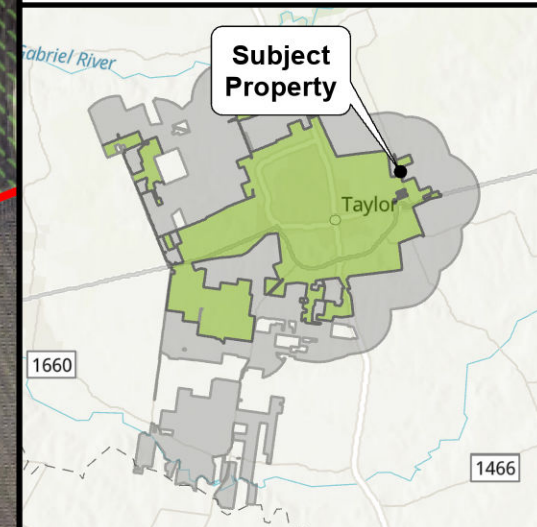




**PZ-2023-1911**

**4901 FM 619  
Rezoning  
Location Map  
Approximately 1.1 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels





**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** South of CR 395 & East of CR 101 (R019150)

**Legal Description:** AW0213 AW0213 – Eaves, J.C. Sur, Acres 49.913 (R019150)

**Date Submitted:** 11/16/2023

**Current Place Type:** P2 - Rural

**Requested Place Type:** EC - Employment Center

**Future Land Use:** Employment Special Zone

**Requestor:** Kalyan Chaganti

**Staff Analysis:** Separate from this place type zoning change request the requestor is seeking a voluntary annexation for this lot. If the voluntary annexation is approved, the default place type zoning would be P2 Rural. The requestor is seeking a change from the default zoning upon annexation to Employment Center, subject to the voluntary annexation being approved by the City Council.

This lot is located within the Employment Special Zone so the Employment Centre place type designation would be appropriate, if the voluntary annexation is approved.

If approved, the applicant will need to submit an Employment Center Plan to establish the development standards for their specific needs.

**Staff Recommendation:** Approval of Place Type EC at South of CR 395 and East of CR 101 (R019150) subject to the voluntary annexation being approved by the City Council.

**P&Z Recommendation:** Approval of Place Type EC at South of CR 395 and East of CR 101 (R019150) subject to the voluntary annexation being approved by the City Council.

**Attachments**

1. Proposed Place Type Zoning Change Request Form
2. Location Map

# Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)



Name(s) of property owner(s): HWY 79 TAYLOR LLC

Address for the proposed zoning change: SOUTH <sup>OF</sup> CR 395 EAST OF CR 101 (R019150)

Phone: 703 608 0204 E-mail: chagantikalyan@gmail.com

## Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

## Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Default zoning upon annexation to be Employment Center rather than P2 rural.

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Kalyan Chaganti Signature: \_\_\_\_\_ Date: 11/16/23

Owner Name 2: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylortx.gov](mailto:planning@taylortx.gov)





2121 E. 6<sup>th</sup> St.  
Austin, TX 78702  
Phone: 512-779-9464  
ebeals@viewpointengineering.com

RE: Annexation and Place Type Zoning Change Request for City of Taylor

To whom it may concern,

On behalf of HWY79TAYLOR LLC, it is my sincere pleasure to present an application requesting annexation into the city of Taylor and requesting Place Type – Employment Center (EC) zoning on the property, if the City accepts our proposed annexation and zoning change by providing the available utilities with paying the impact fees.

Warm Regards,

A handwritten signature in blue ink that reads "Eric Beals".

Eric Beals, P.E.  
Director of Horizontal Design  
ebeals@viewpointengineering.com

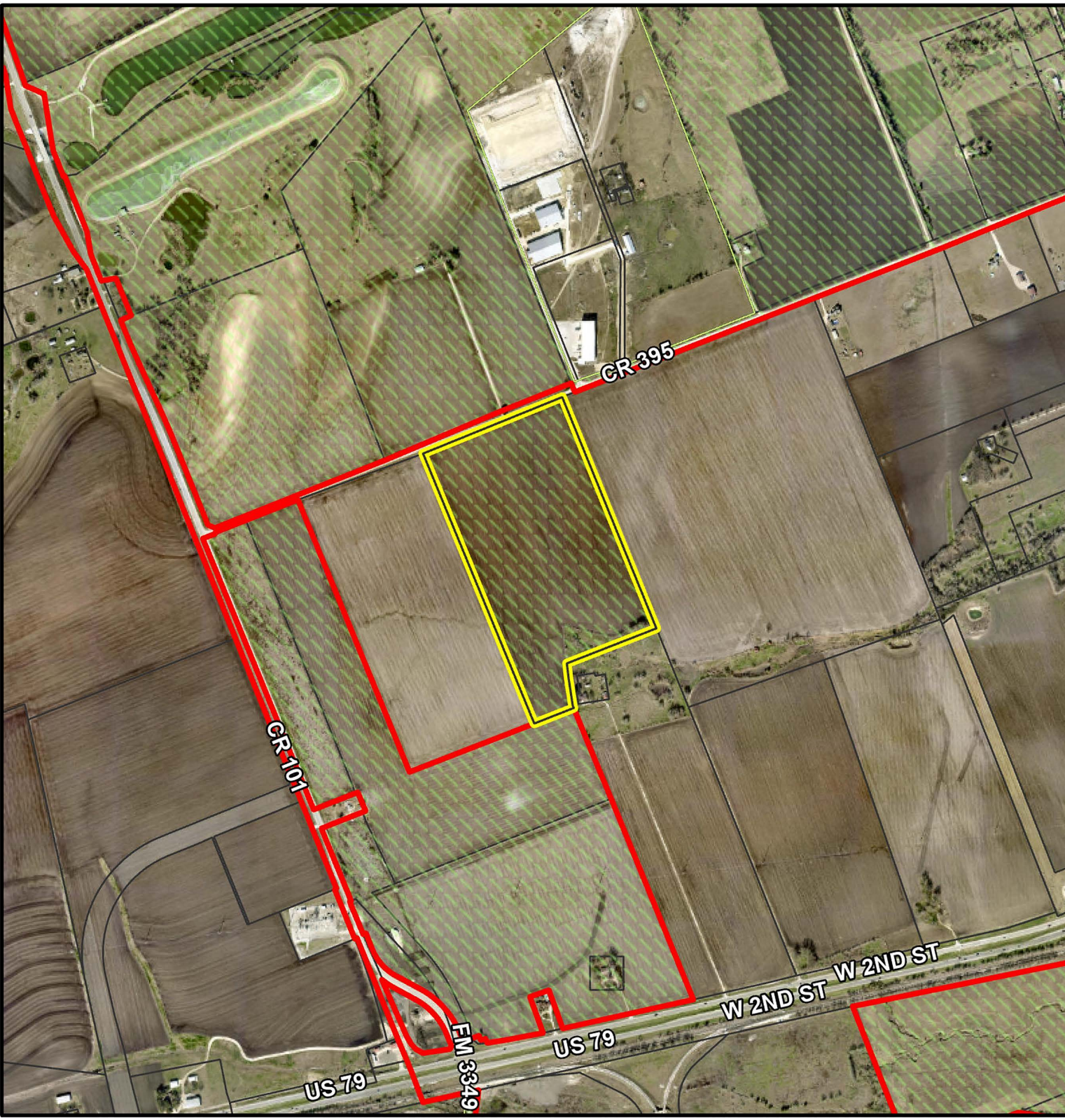
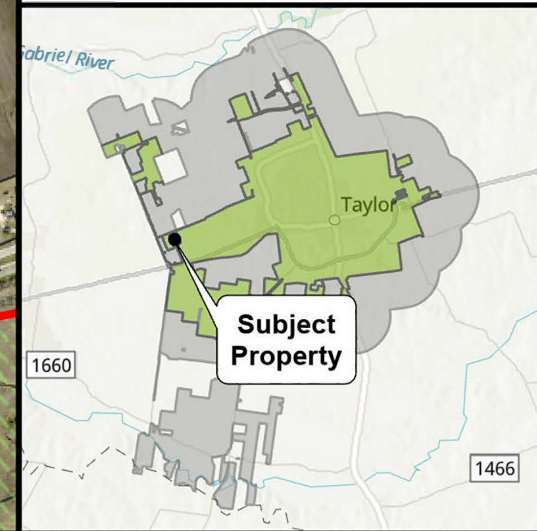
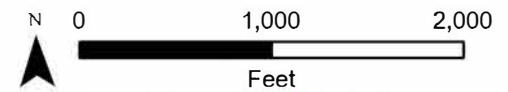




**PZ-2023-1911**

**369C CR 395  
Place Type Change  
Request  
Location Map  
Approximately 50 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels





**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

**Agenda No.**

**Address/Location:** 1006 W 2<sup>nd</sup> Street

**Legal Description:** S3564 – Doak Addition, Block 18, Lot 12, 13 (W/p) (R016445)

**Date Submitted:** 10/31/2023

**Current Place Type:** P5 – Urban Center

**Requested Place Type:** P4 – Mix

**Future Land Use:** Market Center: Community

**Requestor:** Marcus Reese

**Staff Analysis:** The requestor states that his family has lived on this lot since 1964. The property was recently rebuilt under the HOME Program and the requestor wishes to live in this property for the foreseeable future.

The P5 Place Type does not permit detached residential dwellings. However, the requestor can continue to live in the existing residential house as a legal non-conforming structure. The place type zoning limitation on a detached dwelling would only become effective if the property was redeveloped at some time in the future or if the structure required maintenance that exceeded 50% of its value.

The P5 Urban Center place type regulates the highest intensity of development in the Land Development Code. P5 was assigned to all properties with the Market Center: Community future land use designation. Most all of W. 2<sup>nd</sup> Street has this land use designation due to the high traffic volume nature of W. 2<sup>nd</sup> Street as a Community Boulevard.

A change to the P4 – Mix Place Type for one lot along W. 2<sup>nd</sup> Street is inconsistent with the future land use plan for this area. This request is a similar scenario to the request at 105 W. Pecan (P4 to P5) which was recommended for denial by P&Z and denied by the City Council on October 26, 2023.

While staff understands the concerns of Mr. Reese for the long-term viability of a single-family detached dwelling on this lot, other options are available to him if, for some reason in the future, his current home required repairs of more than 50% of its value. One option in that scenario would be to seek a variance from ZBA to allow for the reconstruction of a non-conforming structure.

|                        |                                                                                |
|------------------------|--------------------------------------------------------------------------------|
| <b>Staff</b>           | Denial of the request. Property at 1006 W 2 <sup>nd</sup> Street to remain P5. |
| <b>Recommendation:</b> |                                                                                |
| <b>P&amp;Z</b>         | Approval of Place Type P4 at 1006 W 2 <sup>nd</sup> St                         |
| <b>Recommendation:</b> |                                                                                |

**Attachments**

1. Proposed Place Type Zoning Change Request Form
2. Location Map



## Proposed Place Type Zoning Change Request Form



(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Marcus Reese

Address for the proposed zoning change: 11106 West 2nd St Taylor, TX 76574

Phone: 512-476-9596 E-mail: marcusreese09@gmail.com

### Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

### Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request: My family has used this property to live in since 1961. I was an recent recipient of the "Home Program" and also required to live here for another 4 years and I plan to live here well beyond that.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request.

(please check box)

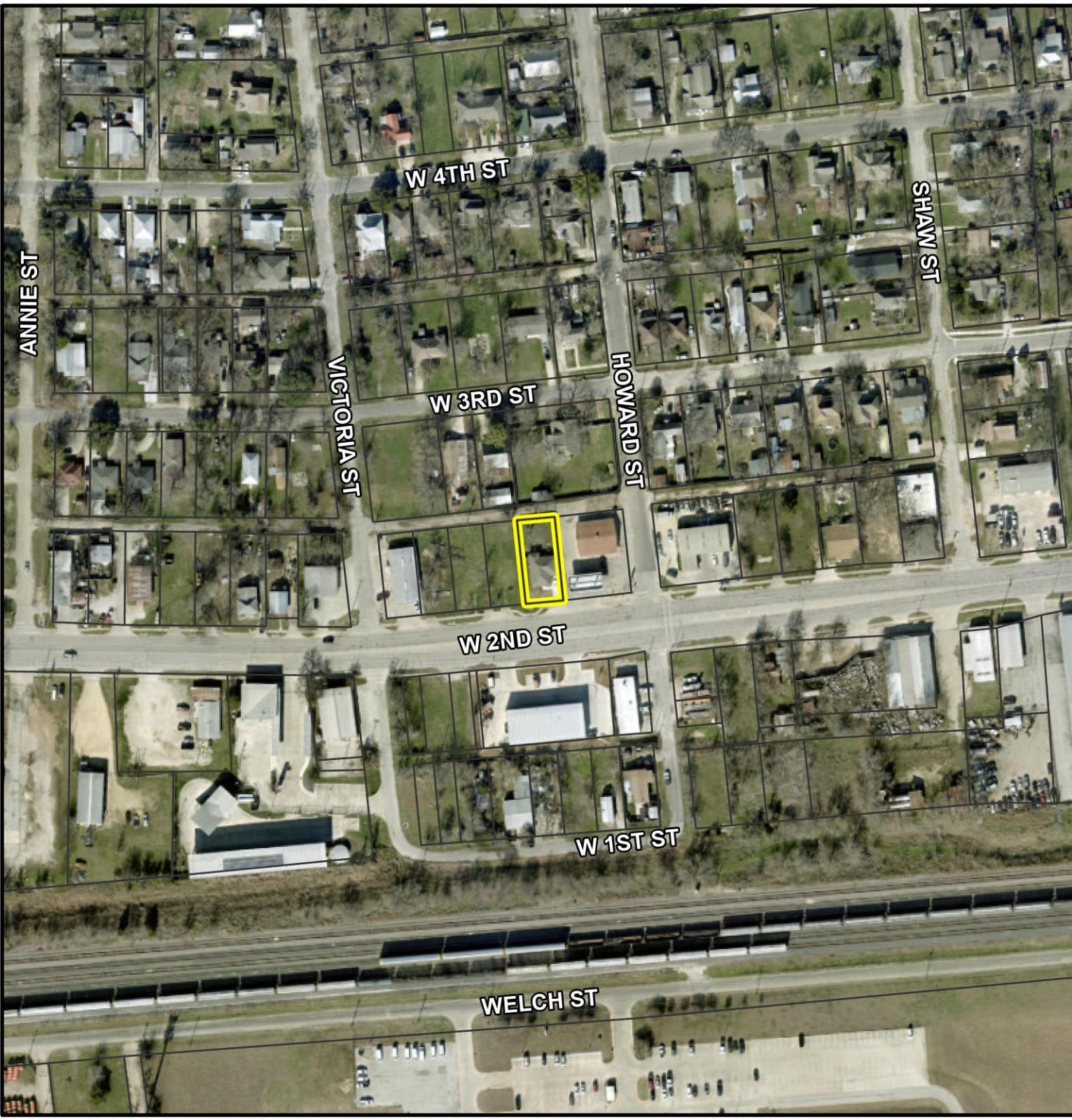
Owner Name 1: Marcus Reese Signature: [Signature] Date: 10-31-2013

Owner Name 2: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

\* Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylortx.gov](mailto:planning@taylortx.gov)

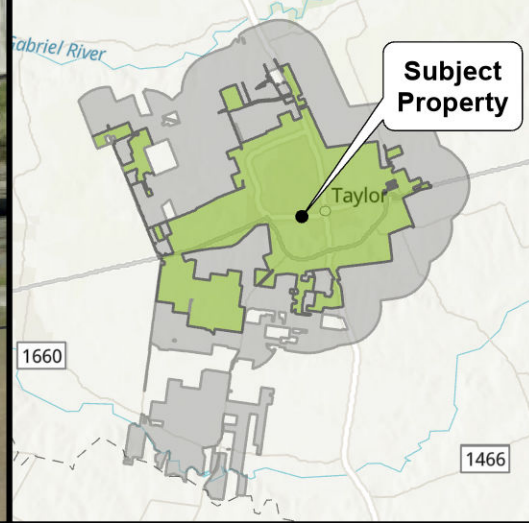




# PZ-2023-1911

1006 W 2nd St.  
Rezoning  
Location Map  
Approximately 0.2 acres

-  City Limits
-  Subject Property
-  Parcels





# City of Taylor City Council

January 11, 2024



# **PZ-2023-1911**

Zoning Amendment

Place Type Zoning Change Requests



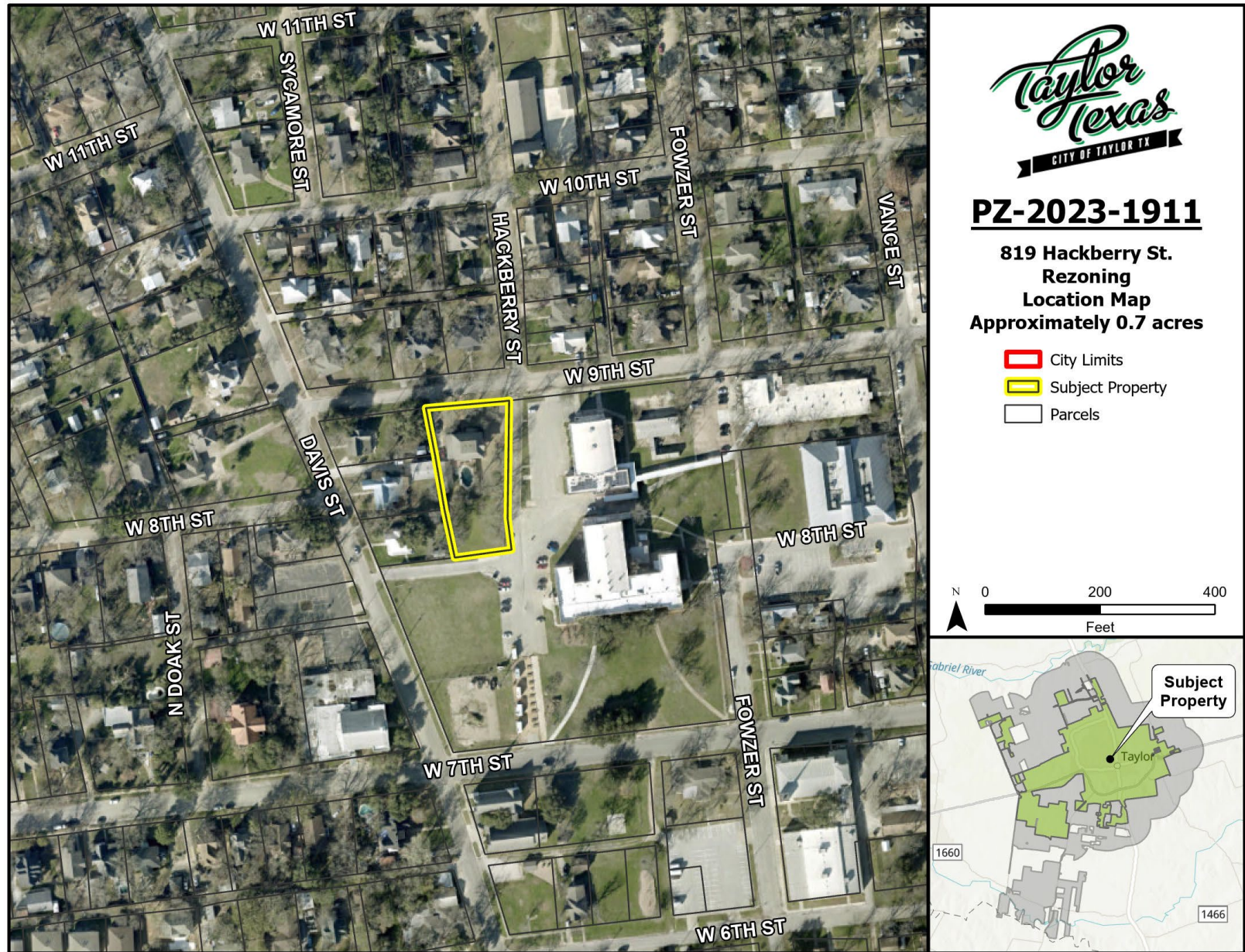
# **PZ-2023-1911: 819 Hackberry**

## Place Type Zoning Change Requests

# Location Map

Current Place Type:  
P3 - Neighborhood

Requested Place  
Type:  
P4 - Mix





# Recommendation

Planning and Zoning Commission recommended approval of the Place Type Change Request from P3-Neighborhood to P4-Mix.

# **PZ-2023-1911: 217 S Main (8 Different Lots)**

## Place Type Zoning Change Requests



# Taylor Compress Combined Location Map





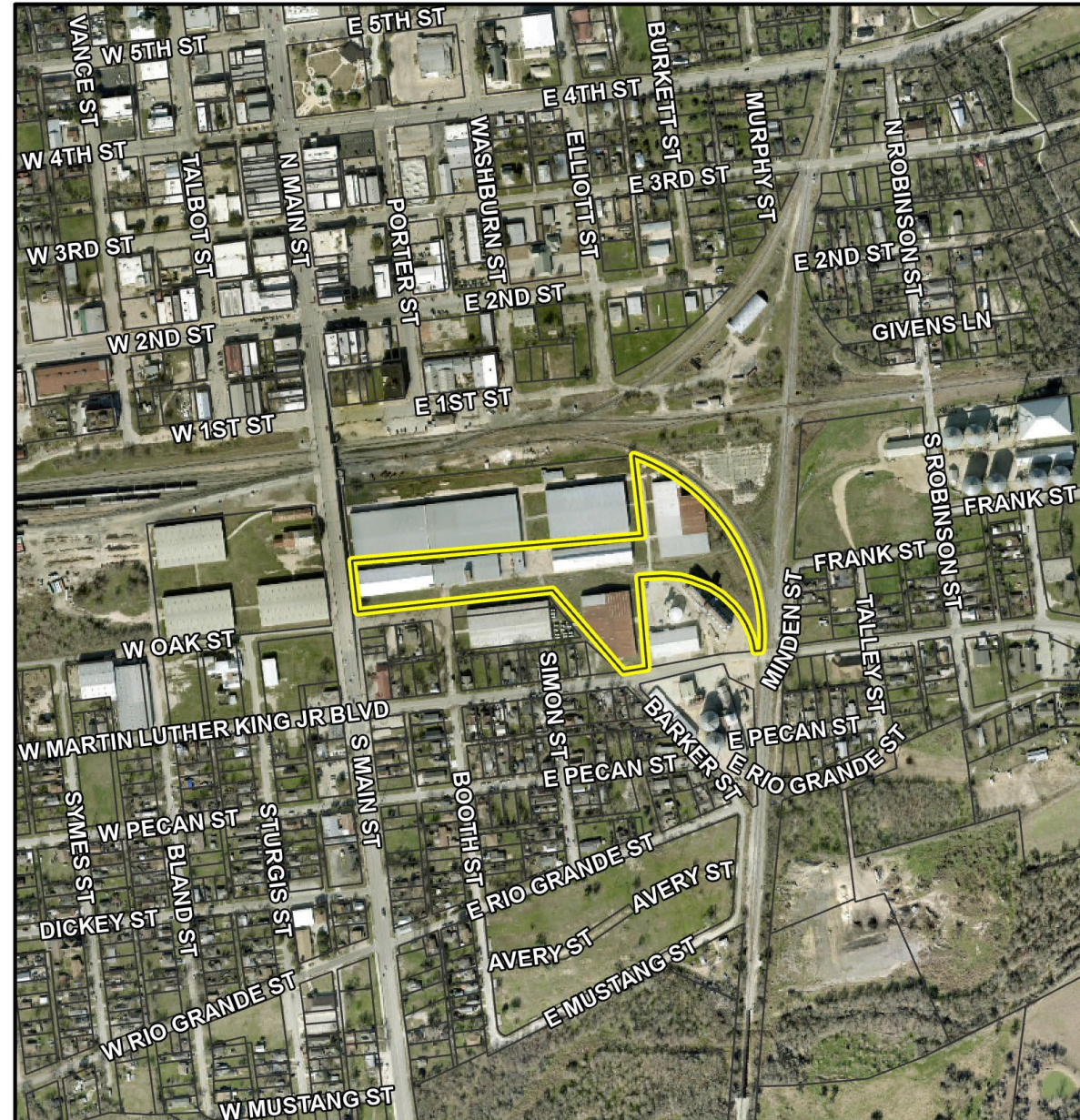
# Location Map

**Current Place Type:**

P4 – Mix

**Requested Place Type:**

EC- Employment Center



**PZ-2023-1911**

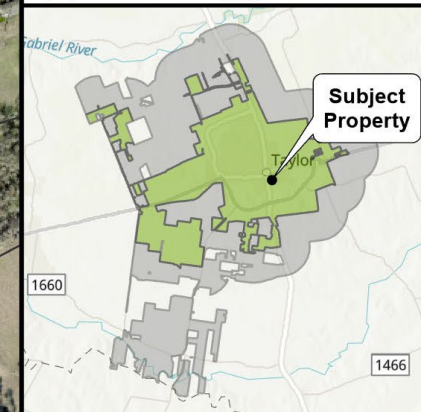
**217 S. Main St. (R051473)**

**Rezoning**

**Location Map**

**Approximately 9.3 acres**

-  City Limits
-  Subject Property
-  Parcels





# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for 217 S Main.

# **PZ-2023-1911:Lot 2: 215 S Main**

## **Place Type Zoning Change Requests**



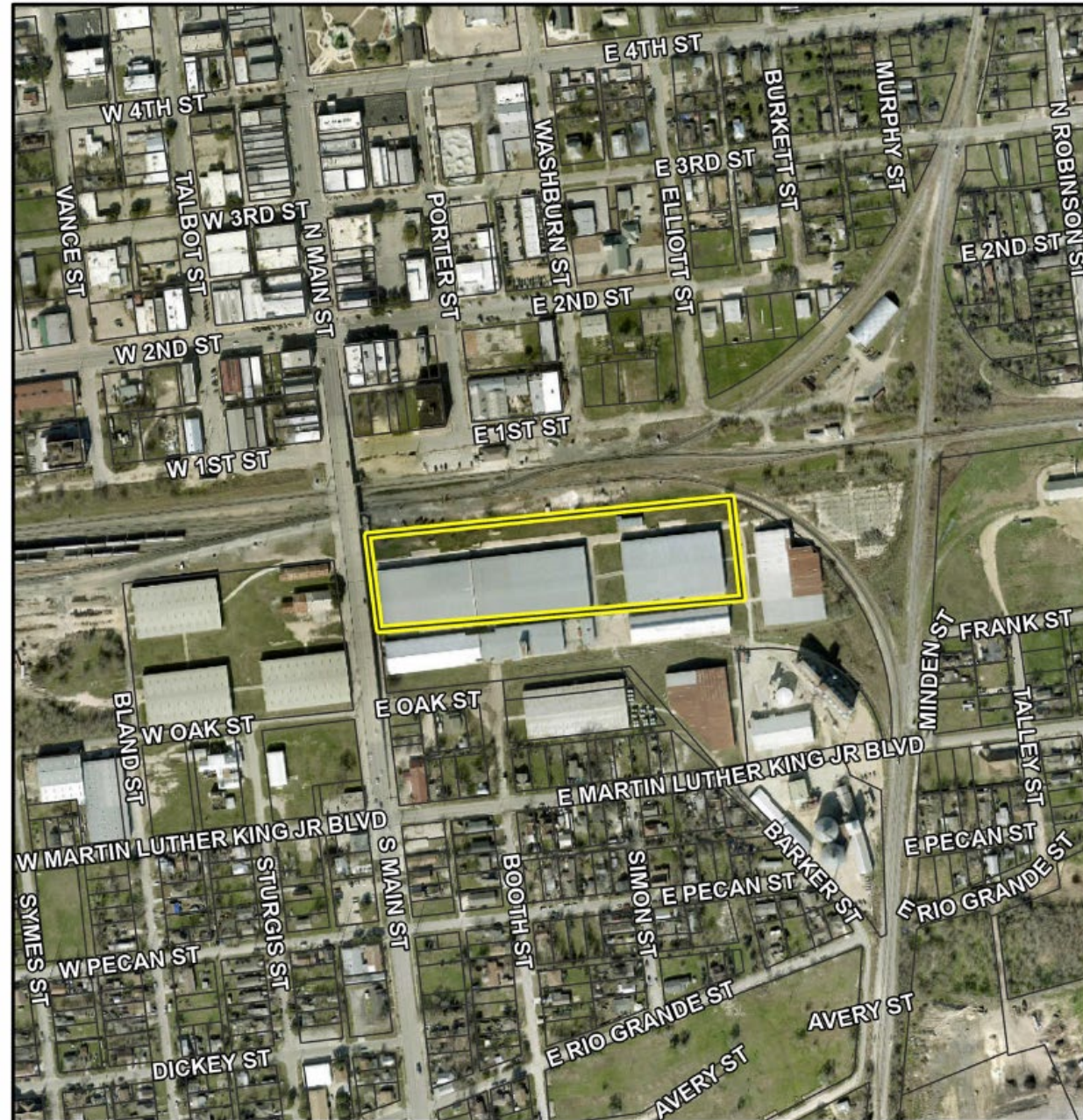
# Location Map

**Current Place Type:**

P4 – Mix

**Requested Place Type:**

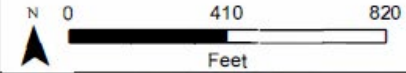
EC- Employment Center



**PZ-2023-1911**

**215 S. Main St.  
(R019206) Rezoning  
Location Map  
Approximately 7.5 acres**

- City Limits
- Subject Property
- Parcels





# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for 215 S Main.



# **PZ-2023-1911:Lot 3: Oak St.**

## **Place Type Zoning Change Requests**

# Location Map

**Current Place Type:**

P4 – Mix

**Requested Place Type:**

EC- Employment Center



**PZ-2023-1911**

**Oak St. (R510028)**

**Rezoning**

**Location Map**

**Approximately 0.5 acres**

-  City Limits
-  Subject Property
-  Parcels





# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for Oak St.

# **PZ-2023-1911:Lot 4-109 Booth St.**

## **Place Type Zoning Change Requests**



# Location Map

**Current Place Type:**

P4 – Mix

**Requested Place Type:**

EC- Employment Center



**PZ-2023-1911**

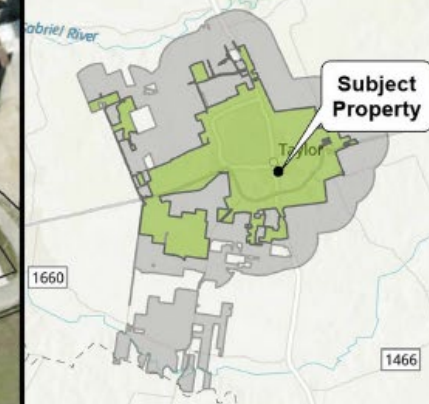
**109 Booth St. (R015568)**

**Rezoning**

**Location Map**

**Approximately 1.2 acres**

-  City Limits
-  Subject Property
-  Parcels



# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for 109 Booth St.



# **PZ-2023-1911:Lot 5- 108 E. Oak St.**

## **Place Type Zoning Change Requests**

# Location Map

**Current Place Type:**

P4 – Mix

**Requested Place Type:**

EC- Employment Center





# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for 108 E Oak St.

# **PZ-2023-1911:Lot 6- 305 Martin Luther King Jr. Blvd.**

## Place Type Zoning Change Requests



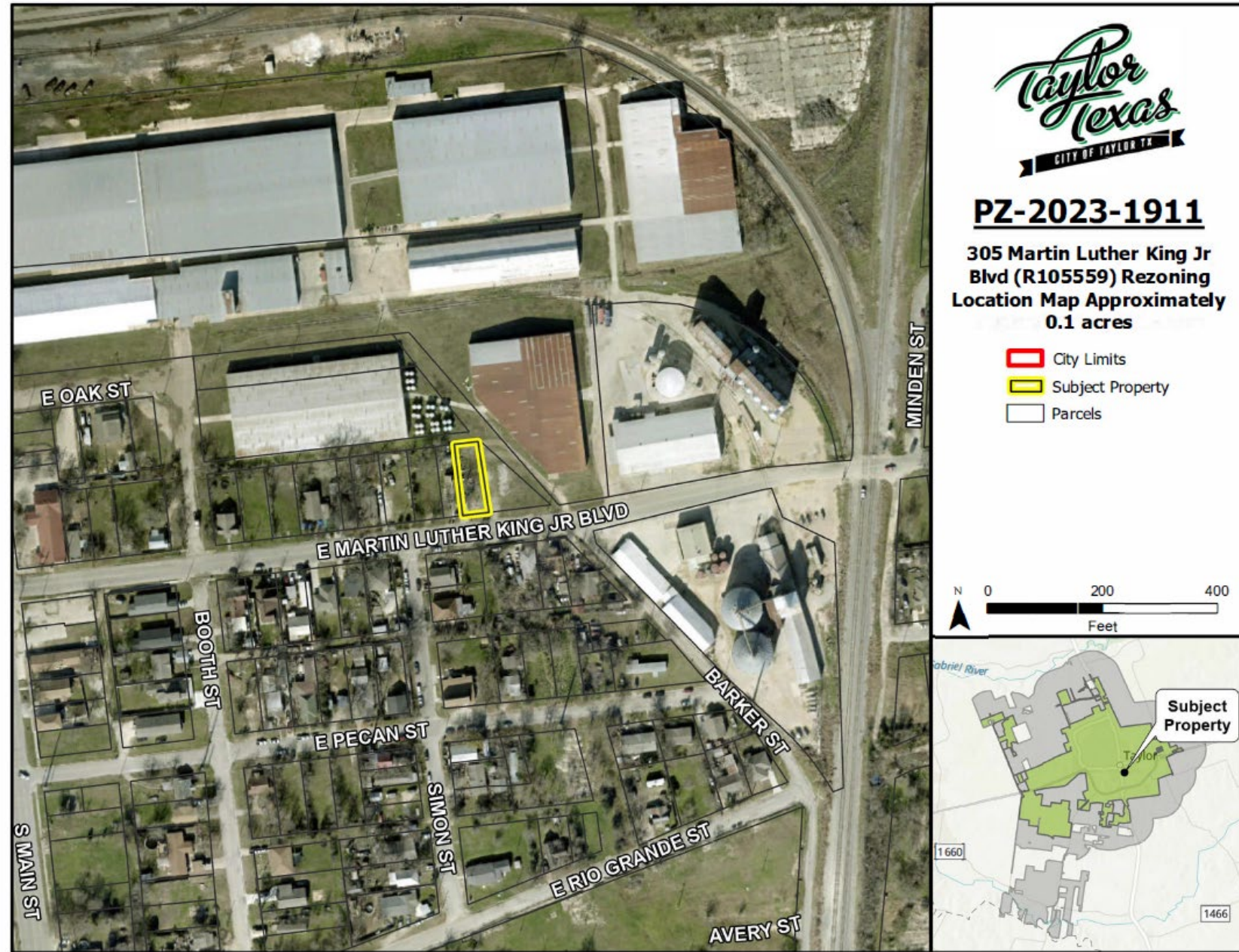
# Location Map

**Current Place Type:**

P4 – Mix

**Requested Place Type:**

EC- Employment Center



# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC- Employment Center for 305 East MLK



# **PZ-2023-1911:Lot 7- 307 Martin Luther King Jr. Blvd.**

## Place Type Zoning Change Requests

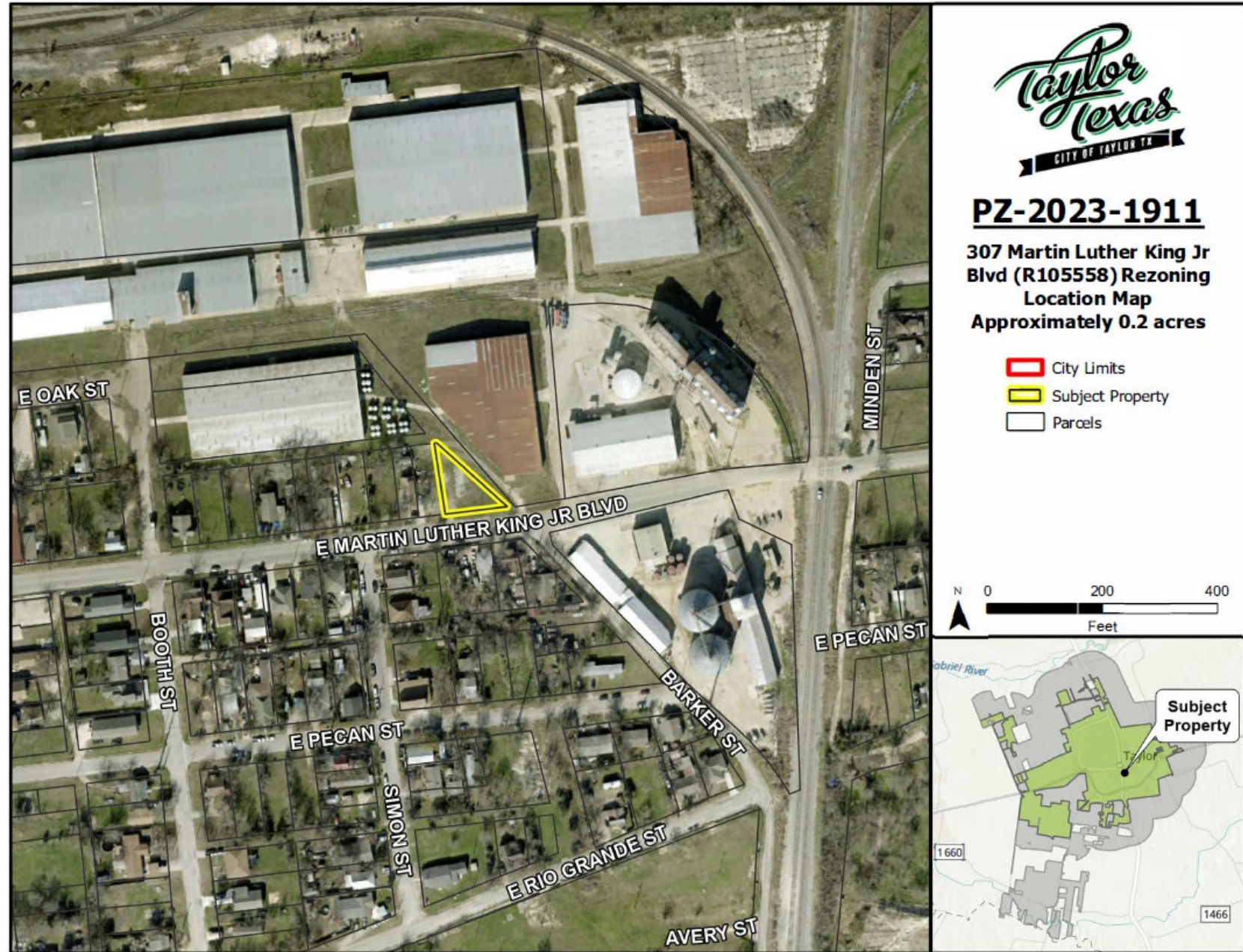
# Location Map

**Current Place Type:**

P4 – Mix

**Requested Place Type:**

EC- Employment Center





# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC- Employment Center for 307 E MLK.

# **PZ-2023-1911:Lot 8- W. Oak St.**

Place Type Zoning Change Requests



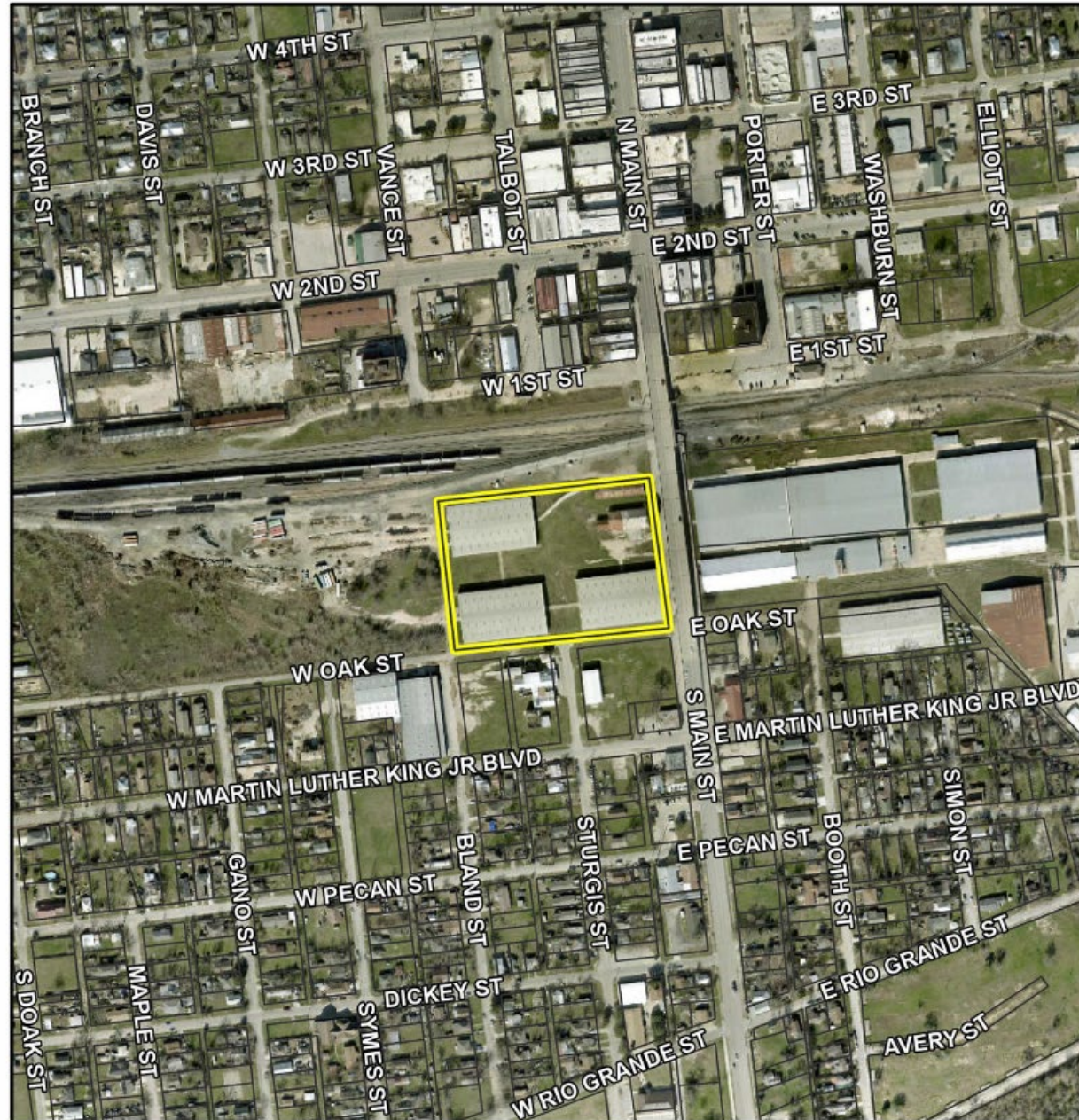
# Location Map

**Current Place Type:**

P4 – Mix

**Requested Place Type:**

EC- Employment Center



**PZ-2023-1911**

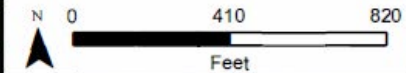
**W Oak St (R327608)**

**Rezoning**

**Location Map**

**Approximately 6.1 acres**

-  City Limits
-  Subject Property
-  Parcels



# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for W Oak St.



# **PZ-2023-1911: 500 S.E. Carlos G. Parker Blvd.**

## **Place Type Zoning Change Requests**

# Location Map

**Current Place Type:**

P4 – Mix

**Requested Place Type:**

EC- Employment Center



**PZ-2023-1911**

**500 SE Carlos G Parker Blvd.**

**Rezoning**

**Location Map**

**Approximately 5.6 acres**

-  City Limits
-  Subject Property
-  Parcels





# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center.

# **PZ-2023-1911: 508 S.E. Carlos G. Parker Blvd.**

## **Place Type Zoning Change Requests**



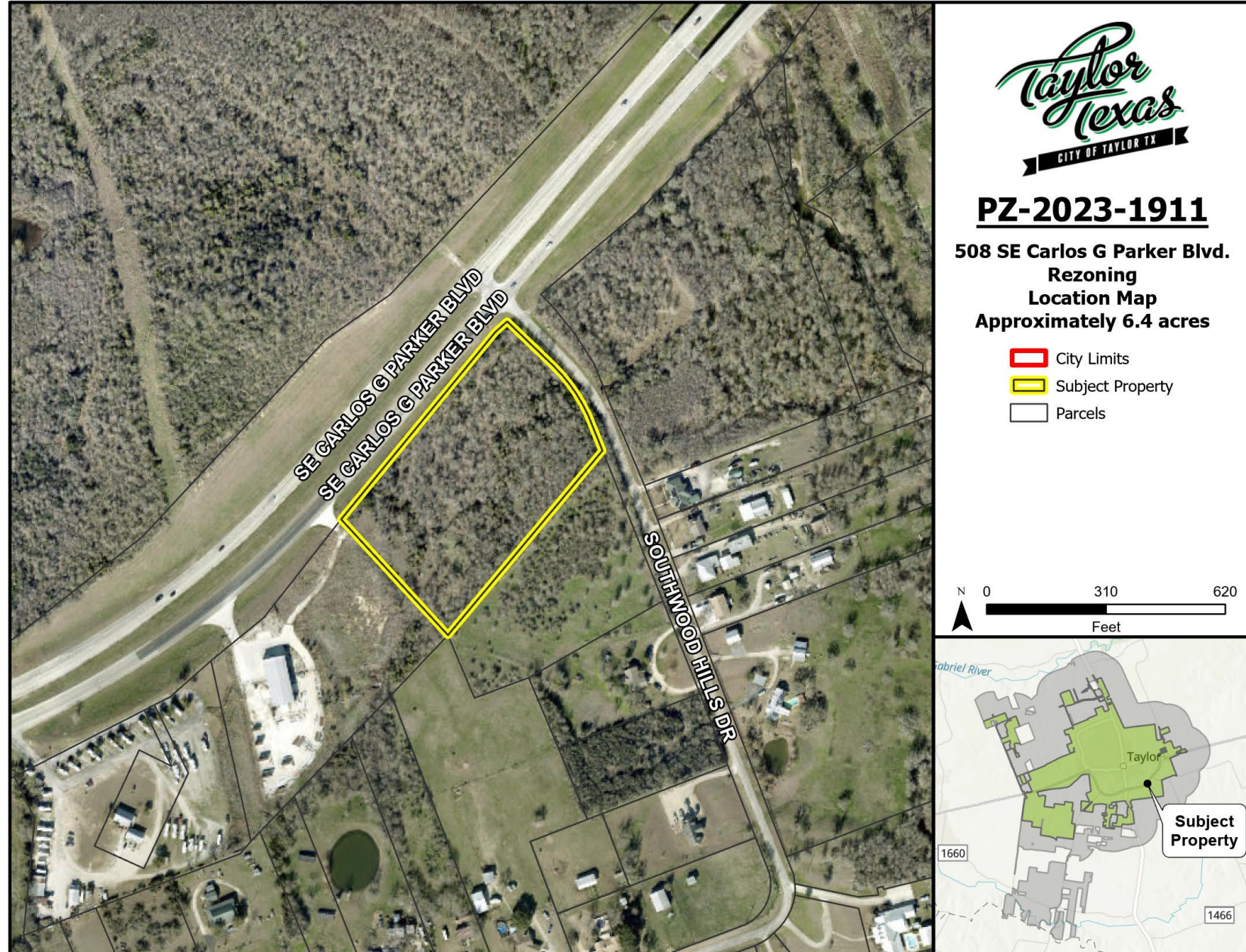
# Location Map

**Current Place Type:**

P2- Rural

**Requested Place Type:**

EC- Employment Center



# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P2-Rural to EC- Employment Center.



# **PZ-2023-1911: 510 Murphy St.**

## Place Type Zoning Change Requests

# Location Map

**Current Place Type:**

CS – Civic Space

**Requested Place Type:**

P4 – Mix





# Recommendation

Planning and Zoning Commission recommended Approval of the Place Type Change Request from CS-Civic Space to P4-Mix.

# **PZ-2023-1911: 512 Murphy St.**

## Place Type Zoning Change Requests



# Location Map

**Current Place Type:**

CS – Civic Space

**Requested Place Type:**

P4 – Mix



# Recommendation

Planning and Zoning Commission recommended Approval of the Place Type Change Request from CS-Civic Space to P4-Mix.



# **PZ-2023-1911: E 4<sup>th</sup> St.**

Place Type Zoning Change Requests

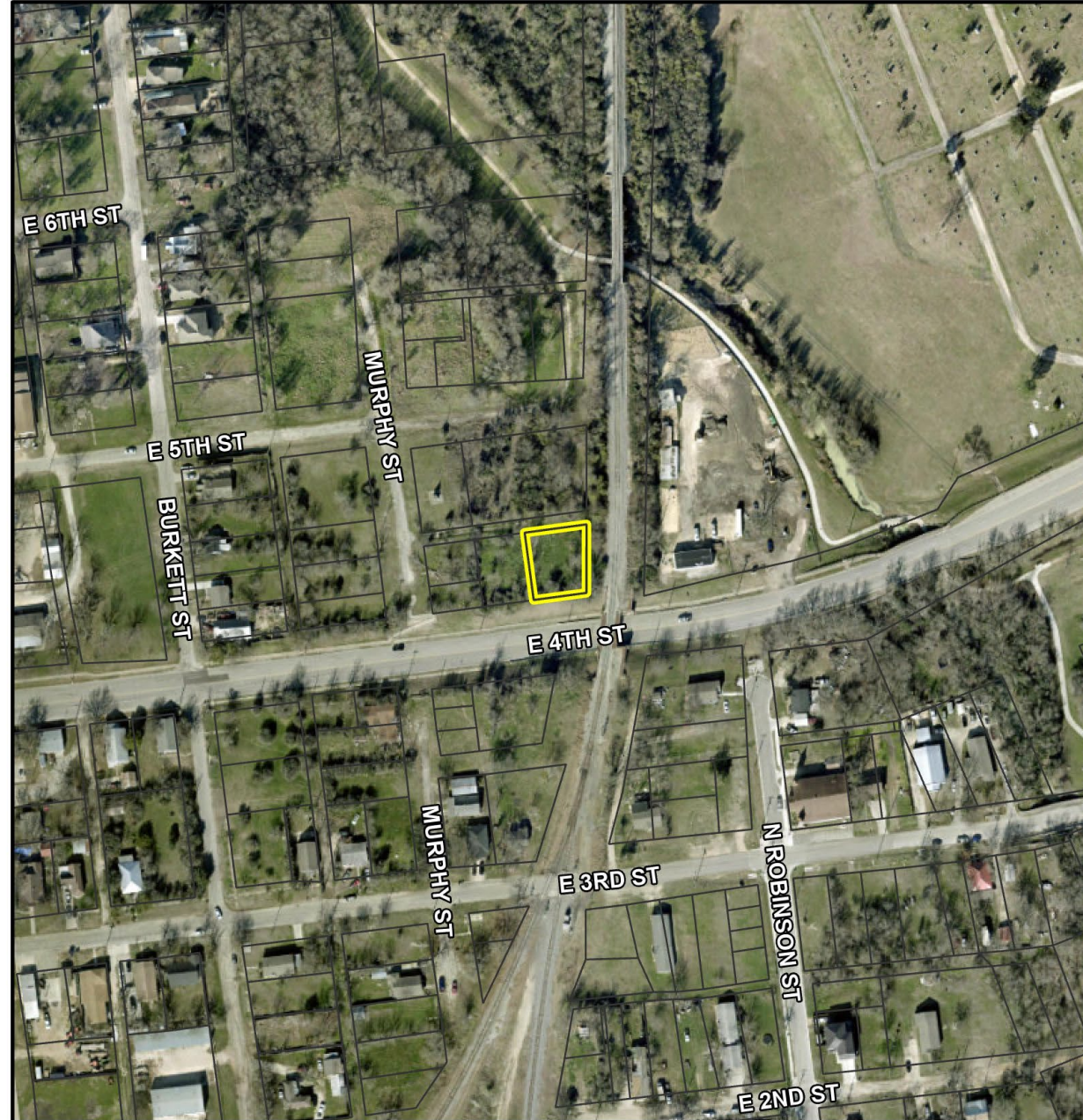
# Location Map

**Current Place Type:**

P4 – Mix

**Requested Place Type:**

CS – Civic Space



**PZ-2023-1911**

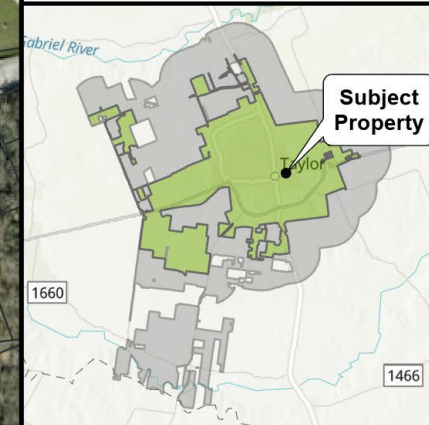
Generally located east of 4th St.  
and Murphy St.

**Rezoning**

**Location Map**

**Approximately 0.2 acres**

-  City Limits
-  Subject Property
-  Parcels





# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to CS-Civic Space.

# **PZ-2023-1911: 4901 FM 619**

Place Type Zoning Change Requests



# Location Map

**Current Place Type:**

P2 - Rural

**Requested Place Type:**

P2- Commercial



**PZ-2023-1911**

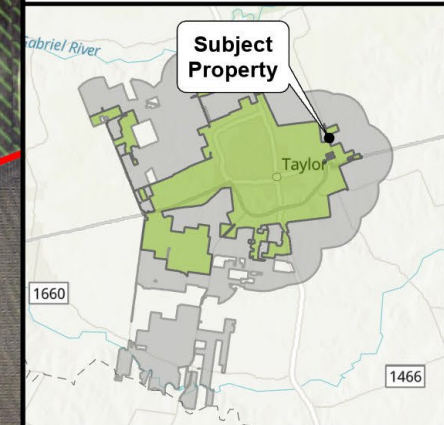
**4901 FM 619**

**Rezoning**

**Location Map**

**Approximately 1.1 acres**

- City Limits
- ETJ Boundary
- Subject Property
- Parcels



# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P2-Rural to P2C-Rural Commercial.



# **PZ-2023-1911:South CR395 & East of CR101**

## **Place Type Zoning Change Requests**

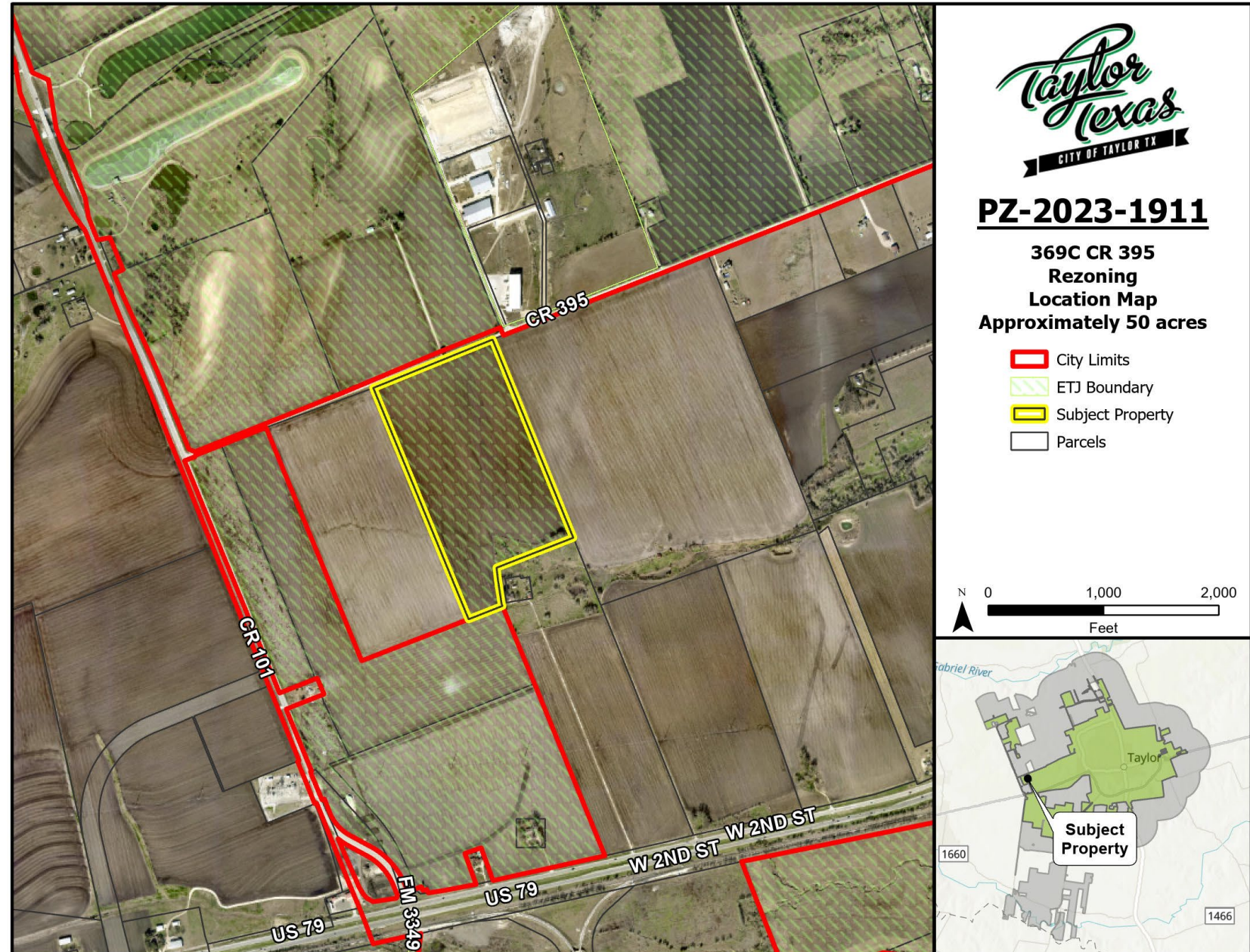
# Location Map

**Proposed Place Type:**

P2- Rural

**Requested Place Type:**

EC- Employment Center





# Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P2-Rural to EC- Employment Center.

# **PZ-2023-1911: 1006 W. 2<sup>nd</sup> St.**

Place Type Zoning Change Requests



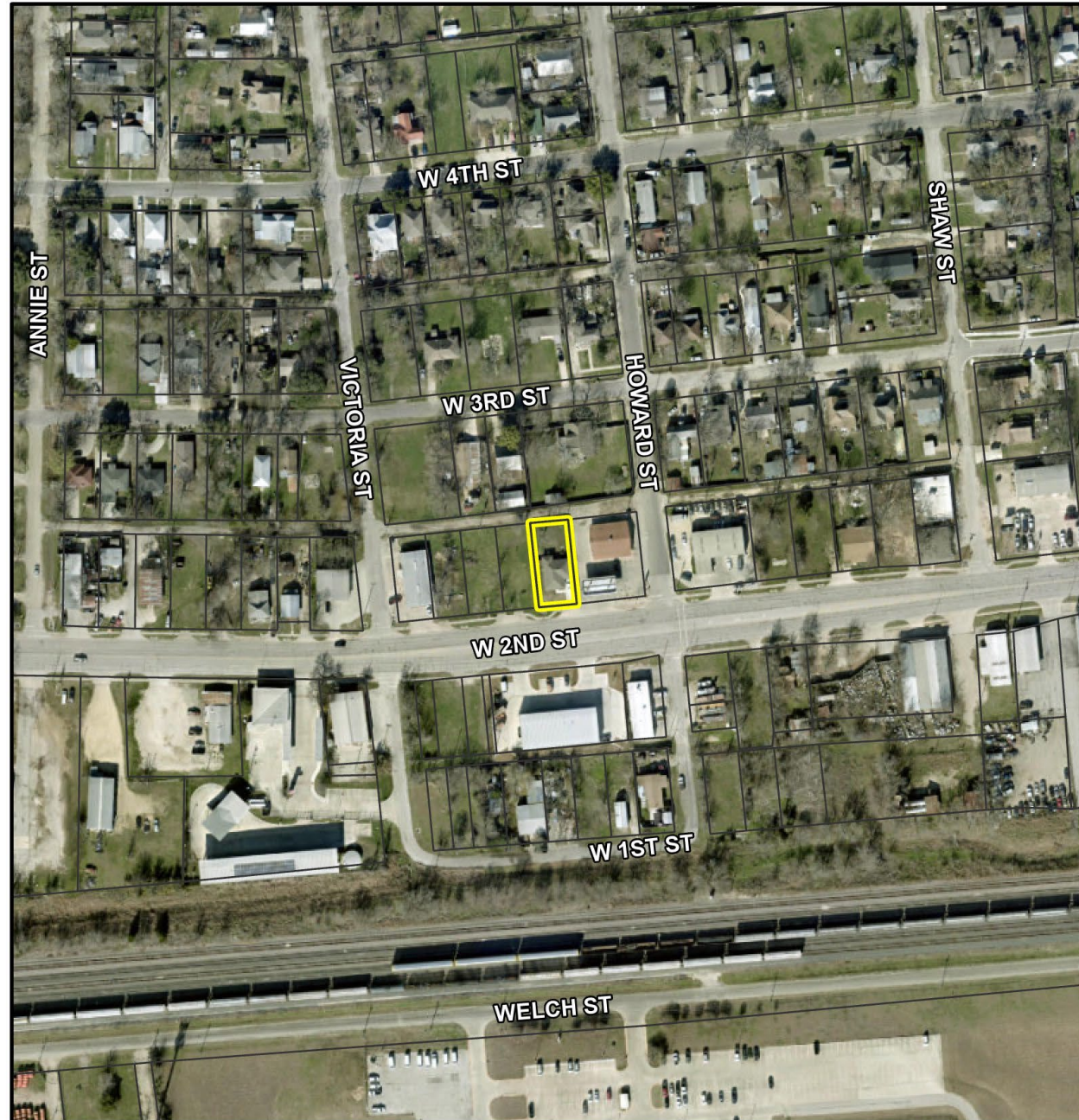
# Location Map

**Current Place Type:**

P5 – Urban Center

**Requested Place Type:**

P4 - Mix



**PZ-2023-1911**

**1006 W 2nd St.  
Rezoning  
Location Map  
Approximately 0.2 acres**

-  City Limits
-  Subject Property
-  Parcels



# Recommendation

Staff recommended **Disapproval** of the Place Type Change Request to P4.

The Planning and Zoning Commission recommended **Approval** to the Place Type Change Request to P4.



## **ORDINANCE NO. 2024-04**

**AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTIES, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS: R017261 (GENERALLY LOCATED AT 819 HACKBERRY STREET) FROM P3 (NEIGHBORHOOD) TO P4 (MIX); R016445 (GENERALLY LOCATED AT 1006 W 2<sup>ND</sup> STREET) FROM P5 (URBAN CENTER) TO P4 (MIX); R015258 AND R652345 (GENERALLY LOCATED AT 510 MURPHY STREET AND 512 MURPHY STREET, RESPECTIVELY) FROM CS (CIVIC SPACE) TO P4 (MIX); R015268 (GENERALLY LOCATED NORTH OF EAST 4<sup>TH</sup> STREET AND EAST OF MURPHY STREET) FROM P4 (MIX) TO CS (CIVIC SPACE); R051473, R019206, R510028, R015568, R105636, R015559, R015558, R327608 AND R381281 (GENERALLY LOCATED AT 217 SOUTH MAIN STREET, 215 SOUTH MAIN STREET, OAK STREET, 109 BOOTH STREET, 108 EAST OAK STREET, 305 EAST MARTIN LUTHER KING BLVD, 307 EAST MARTIN LUTHER KING BLVD AND 500 SOUTH EAST CARLOS G PARKER BLVD, RESPECTIVELY) FROM P4 (MIX) TO EC (EMPLOYMENT CENTRE); R381282 AND R019150 (GENERALLY LOCATED AT 508 SOUTH EAST CARLOS G. PARKER BLVD AND SOUTH OF CR 395 AND EAST OF CR 101, RESPECTIVELY) FROM P2 (RURAL) TO EC (EMPLOYMENT CENTRE) AND, R006455 (GENERALLY LOCATED AT 4901 FM 619) FROM P2 (RURAL) TO P2C (RURAL COMMERCIAL); AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.**

**WHEREAS**, the Taylor City Council conducted a public hearing on January 11, 2024, to consider the requests made by the applicants, whose properties are legally described in Exhibit “A” the Place Type Change Forms attached hereto and incorporated by reference herein for all purposes (“Properties”), to change the place type zoning as described above; and

**WHEREAS**, the Planning and Zoning Commission, after proper notice, conducted a public hearing on December 12, 2023, to consider the place type zoning requests, and recommended approval of the place type zoning changes to the City Council; and

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

**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 place type zoning changes of the Properties are changed from:

Place Type Zoning District P3(Neighborhood) to P4 (Mix) at 819 Hackberry Street

Place Type Zoning District P5 (Urban Center) to P4 (Mix) at 1006 W 2<sup>nd</sup> Street

Place Type Zoning District CS (Civic Space) to P4 (Mix) at 510 and 512 Murphy Street

Place Type Zoning District P4 (Mix) to CS (Civic Space) at North of E 4<sup>th</sup> St and East of Murphy Street

Place Type Zoning District P4 (Mix) to EC (Employment Center) at 217 and 215 S. Main Street, Oak Street, 109 Booth Street, 108 E. Oak Street, 305 and 307 E. Martin Luther King Jr. Blvd, W. Oak Street and 500 SE Carlos G Parker Blvd.

Place Type Zoning District P2 (Rural) to EC (Employment Center) at 508 SE. Carlos G Parker Blvd. and South CR 395 and East of CR101

Place Type Zoning District P2 (Rural) to P2C (Rural Commercial) at 4901 FM 619.

**SECTION 3.** The official place type zoning map of the City of Taylor, Texas, is changed to show the Properties place type zoning as described in Section 2 and Exhibit A.

**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 2024-04 was introduced before the Taylor City Council on the 11th day of January 2024.

PASSED, APPROVED, and ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brandt Rydell, Mayor

ATTEST:

\_\_\_\_\_  
Dianna McLean, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Schroeder,  
City Attorney



CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-04, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ 2024, 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 \_\_\_\_\_ 2024.

---

Dianna McLean  
City Clerk

**EXHIBIT A**  
**(Proposed Zoning Maps)**

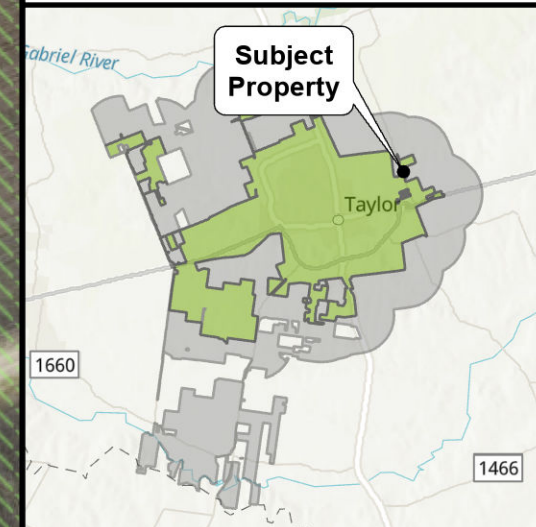




**PZ-2023-1911**

**4901 FM 619  
Rezoning  
Proposed Zoning  
Approximately 1.1 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels
- Place Type Zoning**
  -  P2: Rural
  -  P2C: Rural Commercial



FM 619





## PZ-2023-1911

**510 Murphy St.  
Rezoning  
Proposed Zoning  
Approximately 0.12 acres**

City Limits

Subject Property

Parcels

### Overlay Zoning

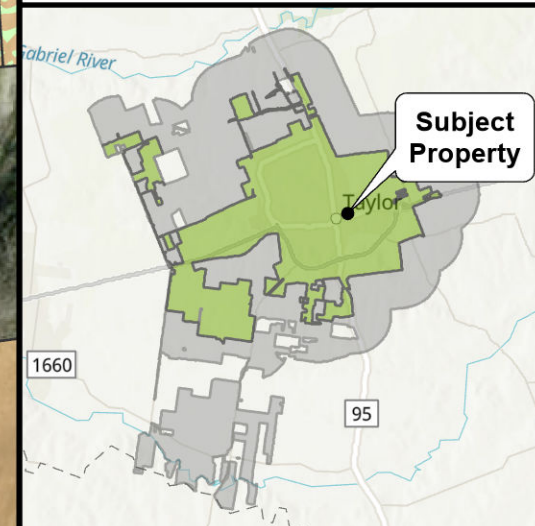
Planned Development Overlay

P1: Nature

### Place Type Zoning

P4: Mix

CS: Civic Space



MURPHY ST

E 5TH ST





## **PZ-2023-1911**

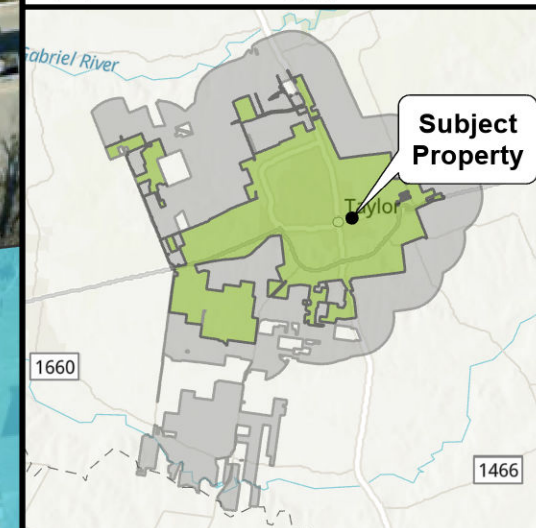
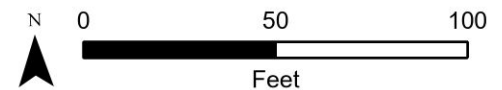
**Generally located east of 4th St.  
and Murphy St.**

**Rezoning**

**Proposed Zoning**

**Approximately 0.2 acres**

-  City Limits
-  Subject Property
-  Parcels
- Place Type Zoning**
  -  P3: Neighborhood
  -  P4: Mix
  -  CS: Civic Space







**PZ-2023-1911**

**217 S. Main St. (R105558)**

**Rezoning**

**Proposed Zoning**

**Approximately 0.2 acres**

 City Limits

 Subject Property

 Parcels

**Place Type Zoning**

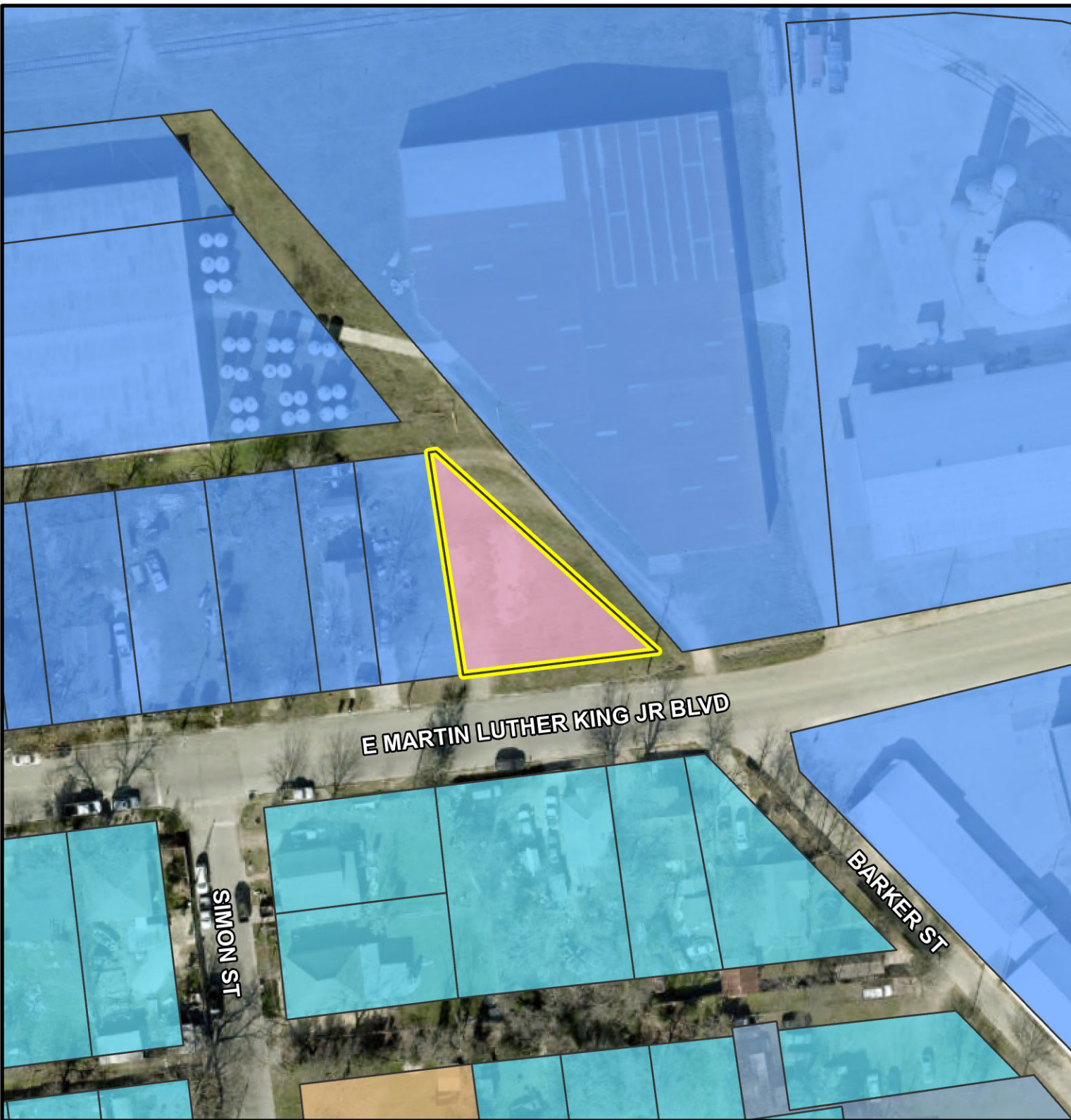
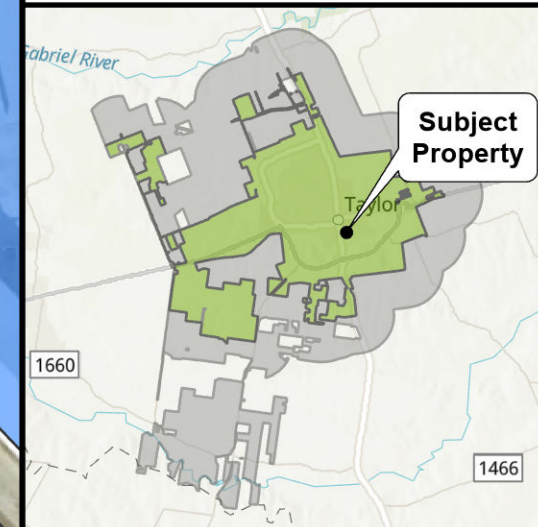
 P3: Neighborhood

 P3M: Manufactured Housing

 P4: Mix

 CS: Civic Space

 EC: Employment Center







## PZ-2023-1911

217 S. Main St. (R105559)

Rezoning

Proposed Zoning

Approximately 0.1 acres

 City Limits

 Subject Property

 Parcels

### Place Type Zoning

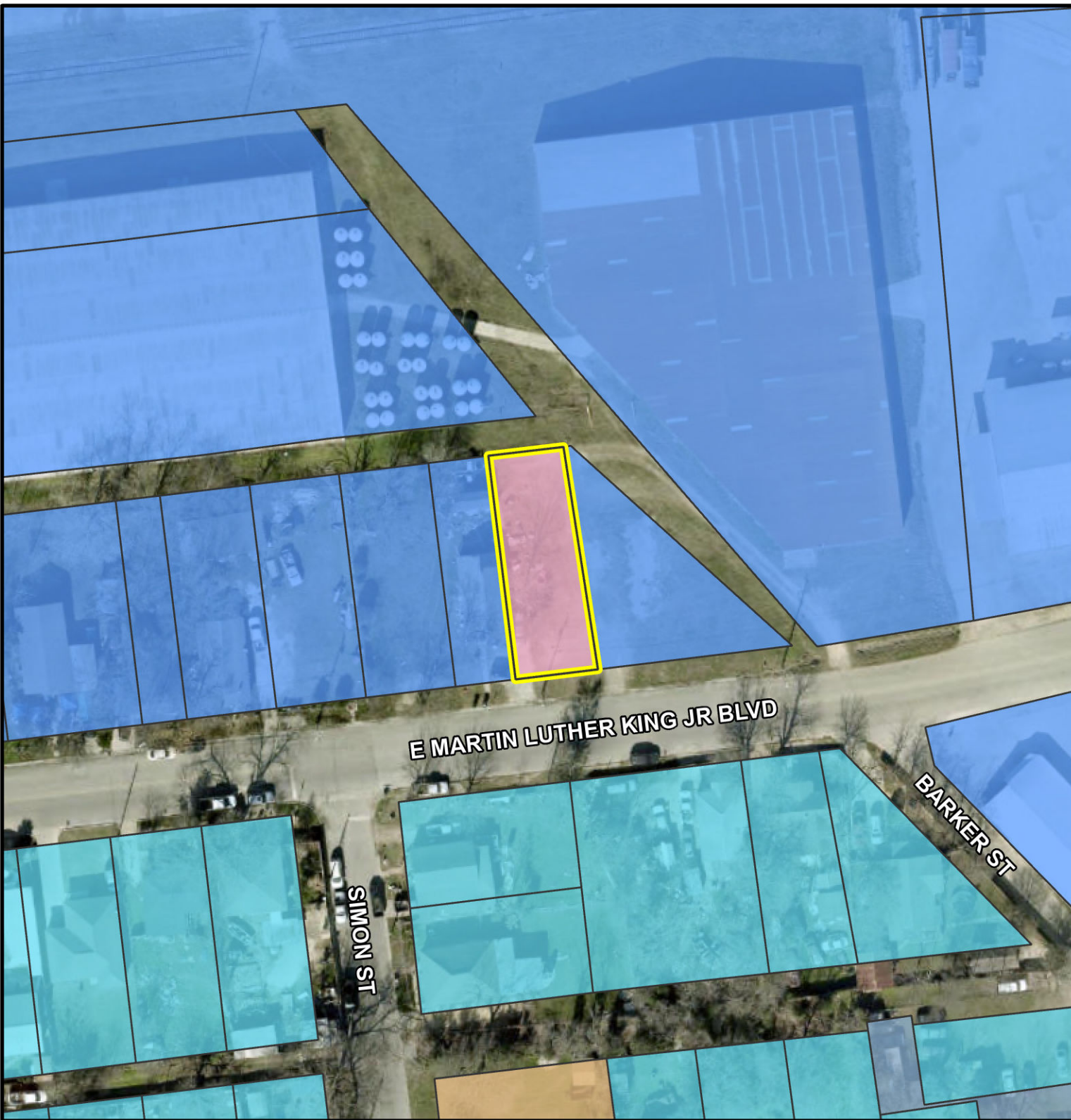
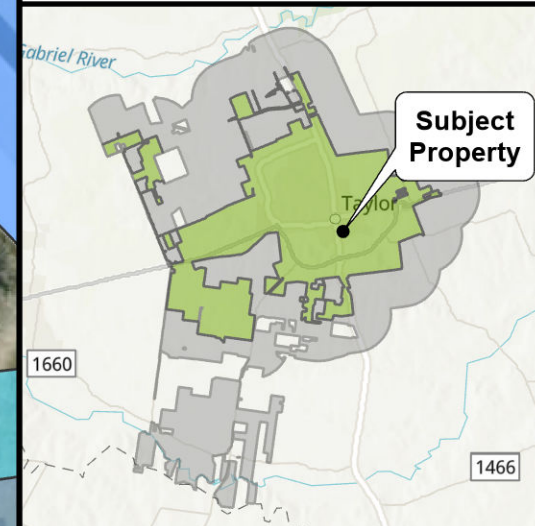
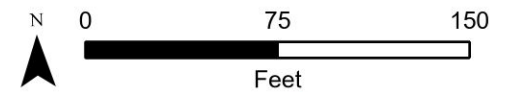
 P3: Neighborhood

 P3M: Manufactured Housing

 P4: Mix

 CS: Civic Space

 EC: Employment Center







## PZ-2023-1911

217 S. Main St. (R015568)

Rezoning

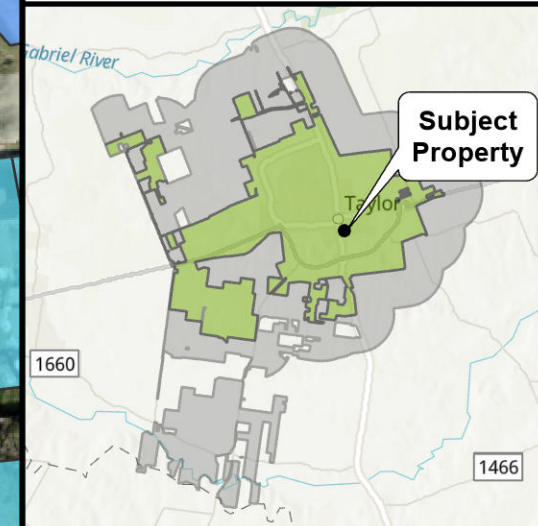
Proposed Zoning

Approximately 1.2 acres

-  City Limits
-  Subject Property
-  Parcels

### Place Type Zoning

-  P3: Neighborhood
-  P4: Mix
-  CS: Civic Space
-  EC: Employment Center







## PZ-2023-1911

217 S. Main St. (R015636)

Rezoning

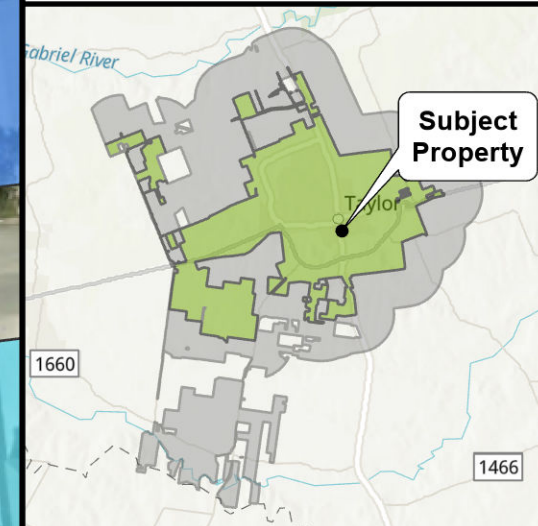
Proposed Zoning

Approximately 0.1 acres

- City Limits
- Subject Property
- Parcels

### Place Type Zoning

- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- CS: Civic Space
- EC: Employment Center



E OAK ST

BOOTH ST

E MARTIN LUTHER KING JR BLVD

S MAIN ST





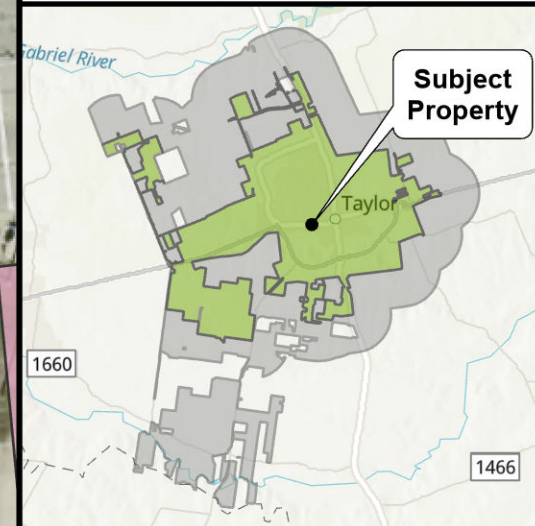
**PZ-2023-1911**

**1006 W 2nd St.  
Rezoning  
Proposed Zoning  
Approximately 0.2 acres**

-  City Limits
-  Subject Property
-  Parcels

**Place Type Zoning**

-  P5: Urban Center
-  EC: Employment Center
-  P4: Mix







## PZ-2023-1911

819 Hackberry St.  
Rezoning

Current Zoning  
Approximately 0.7 acres

 City Limits

 Subject Property

 Parcels

### Overlay Zoning

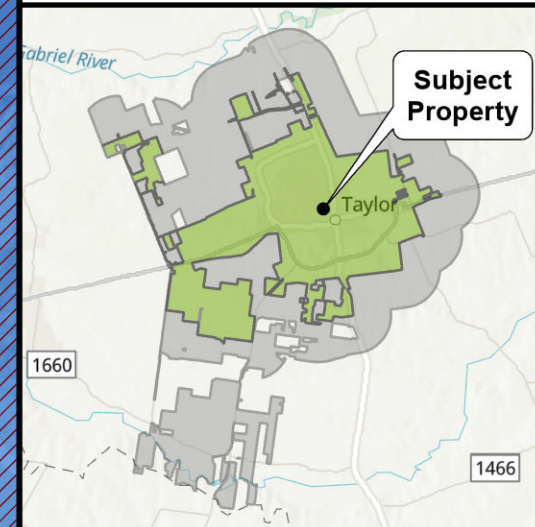
 Planned Development Overlay

### Place Type Zoning

 P3: Neighborhood

 P4: Mix

 CS: Civic Space



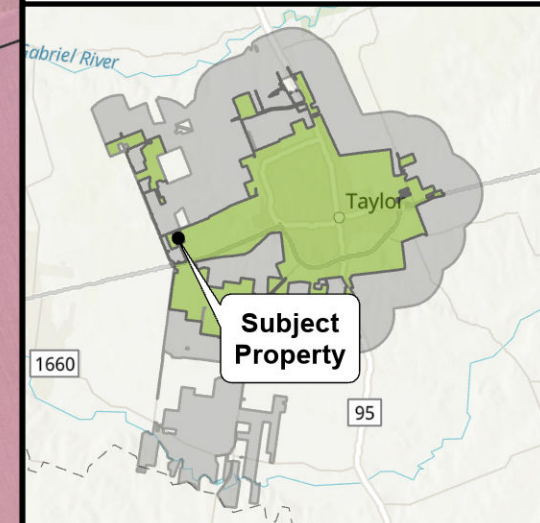
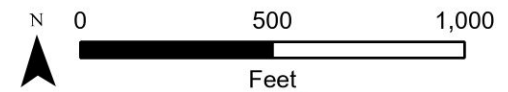




**PZ-2023-1911**

**369C CR 395  
Rezoning  
Proposed Zoning  
Approximately 50 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels
- Place Type Zoning**
-  EC: Employment Center







## PZ-2023-1911

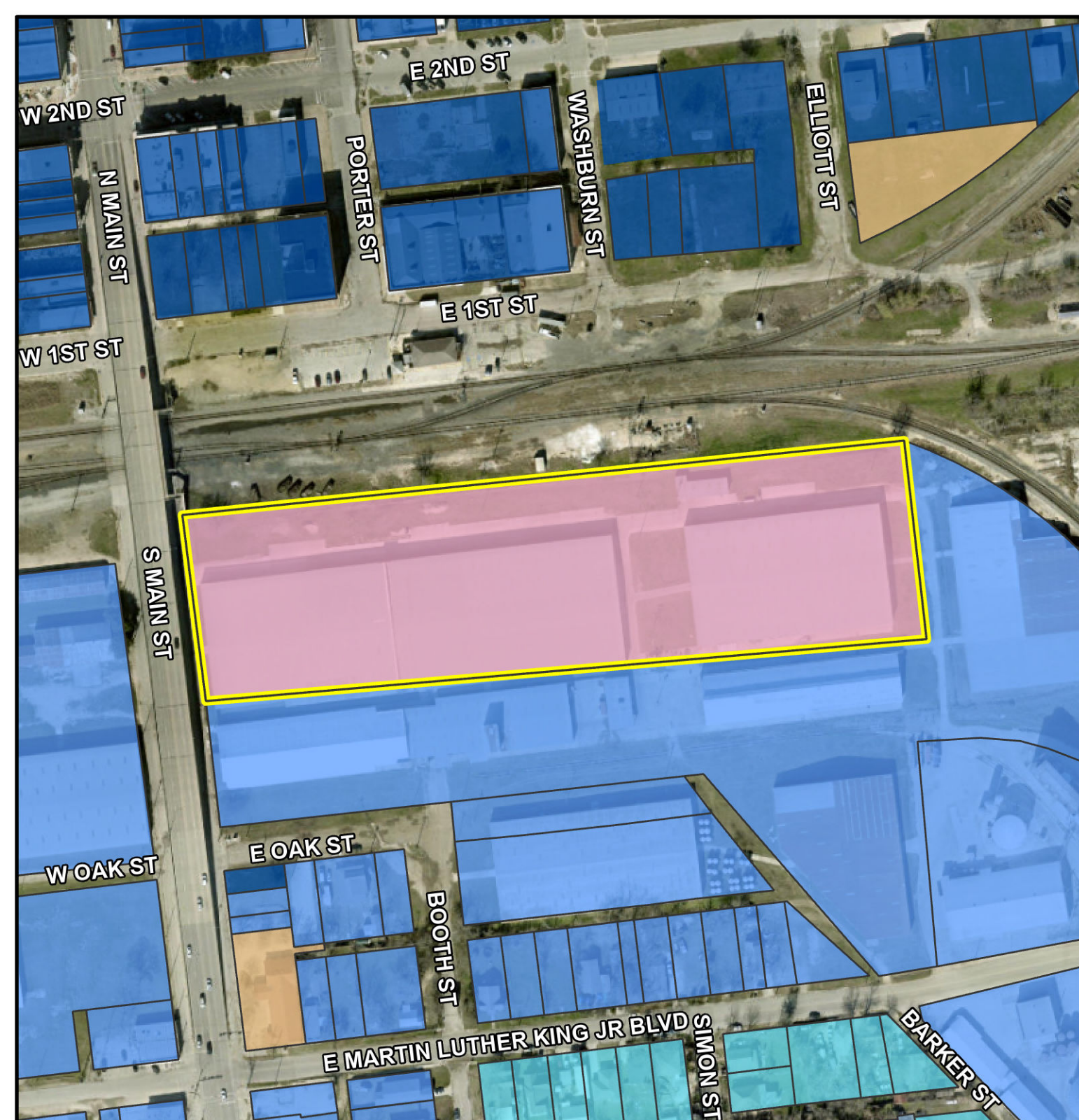
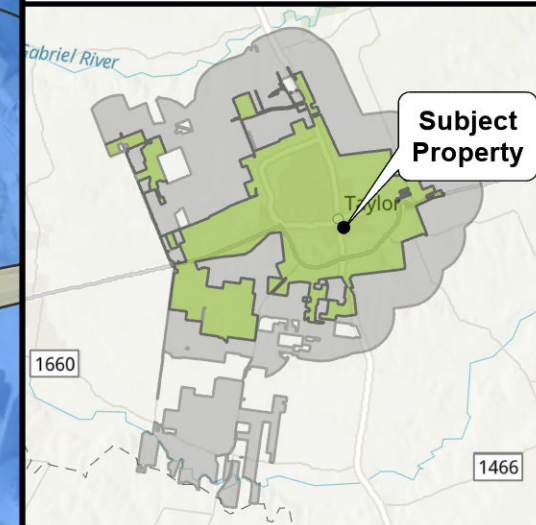
217 S. Main St. (R019206)

Rezoning

Proposed Zoning

Approximately 7.5 acres

- City Limits
- Subject Property
- Parcels
- Place Type Zoning**
  - P3: Neighborhood
  - P3M: Manufactured Housing
  - P4: Mix
  - P5: Urban Center
  - CS: Civic Space
  - EC: Employment Center







## PZ-2023-1911

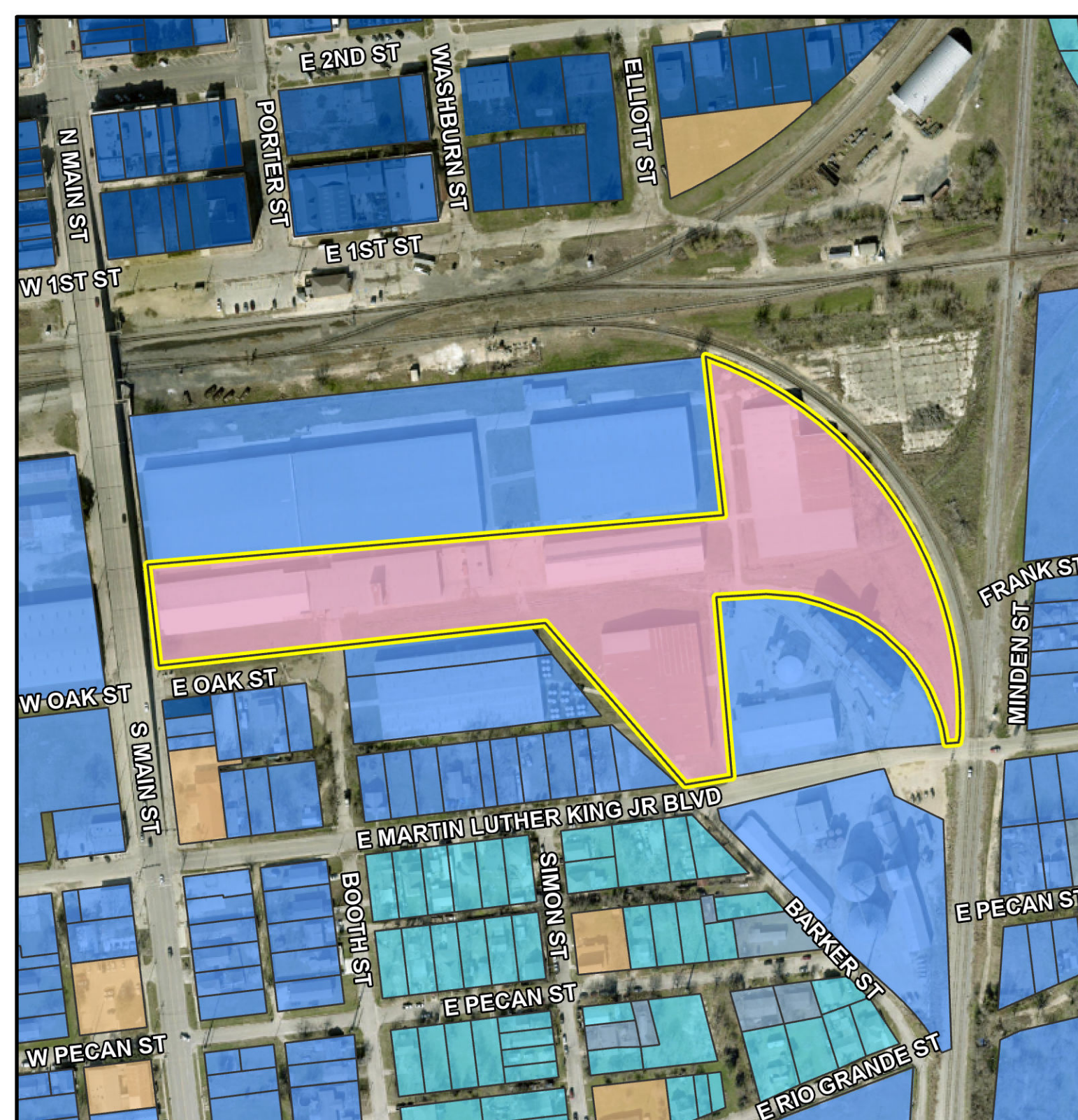
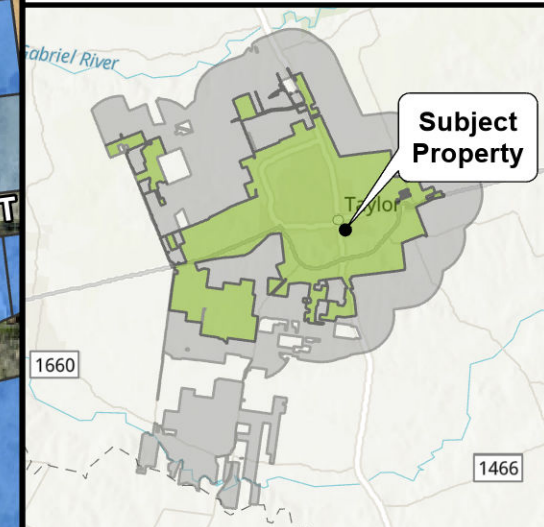
217 S. Main St. (R051473)

Rezoning

Proposed Zoning

Approximately 9.3 acres

- |                          |                           |
|--------------------------|---------------------------|
| City Limits              | P3M: Manufactured Housing |
| Subject Property         | P4: Mix                   |
| Parcels                  | P5: Urban Center          |
| <b>Overlay Zoning</b>    |                           |
| P1: Nature               | CS: Civic Space           |
| <b>Place Type Zoning</b> |                           |
| P3: Neighborhood         | EC: Employment Center     |







## PZ-2023-1911

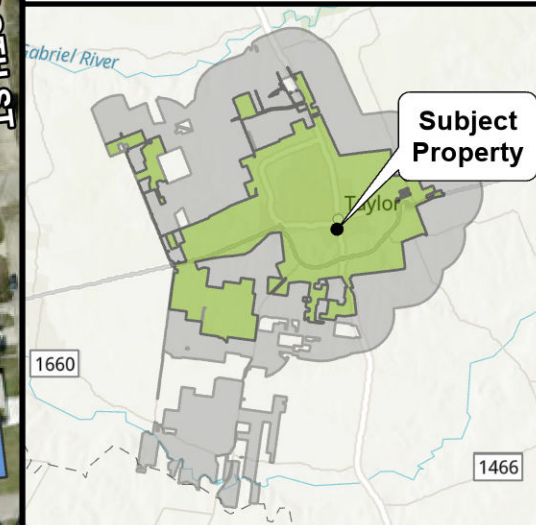
217 S. Main St. (R327608)

Rezoning

Proposed Zoning

Approximately 6.1 acres

- City Limits
- Subject Property
- Parcels
- Place Type Zoning**
  - P3: Neighborhood
  - P3M: Manufactured Housing
  - P4: Mix
  - P5: Urban Center
  - CS: Civic Space
  - EC: Employment Center







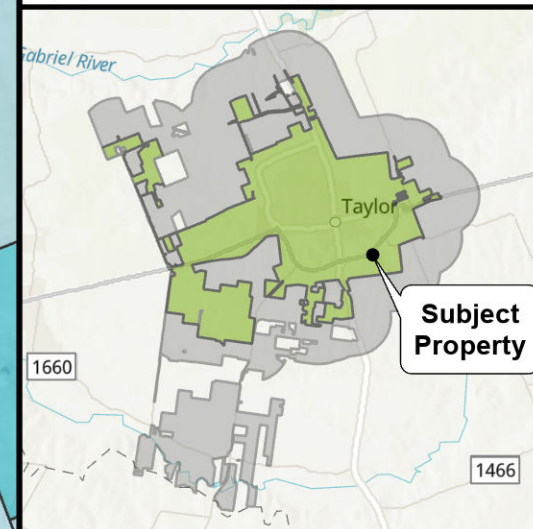
## PZ-2023-1911

**500 SE Carlos G Parker Blvd.  
Rezoning  
Proposed Zoning  
Approximately 5.6 acres**

-  City Limits
-  Subject Property
-  Parcels

### Place Type Zoning

-  P2: Rural
-  R2.5: Large Lot
-  P3: Neighborhood
-  P4: Mix
-  EC: Employment Center







## PZ-2023-1911

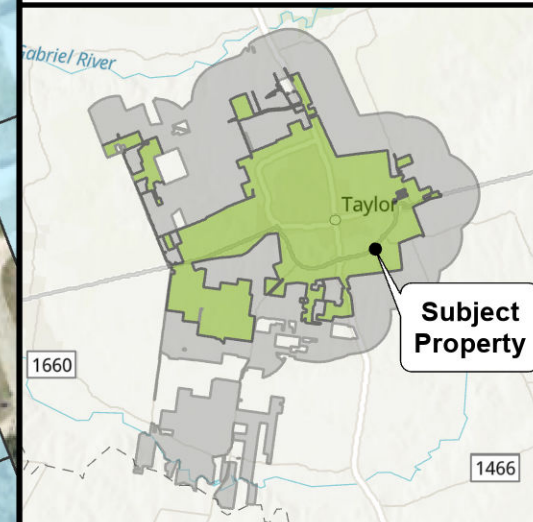
508 SE Carlos G Parker Blvd.

Rezoning

Current Zoning

Approximately 6.4 acres

-  City Limits
-  Subject Property
-  Parcels
- Overlay Zoning**
  -  P1: Nature
- Place Type Zoning**
  -  P2: Rural
  -  R2.5: Large Lot
  -  P4: Mix
  -  EC: Employment Center







## PZ-2023-1911

217 S. Main St. (R510028)

Rezoning

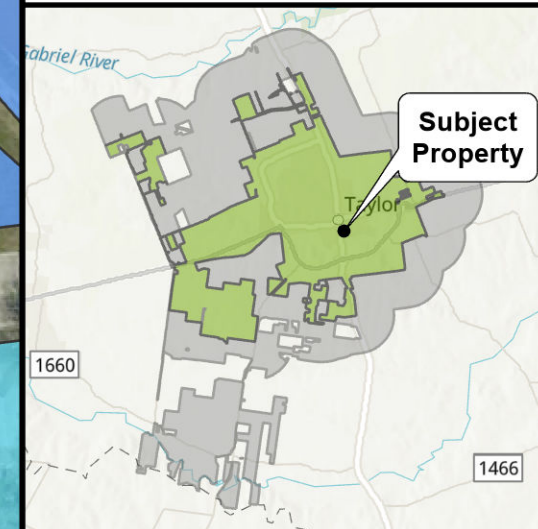
Proposed Zoning

Approximately 0.5 acres

-  City Limits
-  Subject Property
-  Parcels

### Place Type Zoning

-  P3: Neighborhood
-  P4: Mix
-  CS: Civic Space
-  EC: Employment Center







## PZ-2023-1911

**512 Murphy St.  
Rezoning  
Proposed Zoning  
Approximately 0.6 acres**

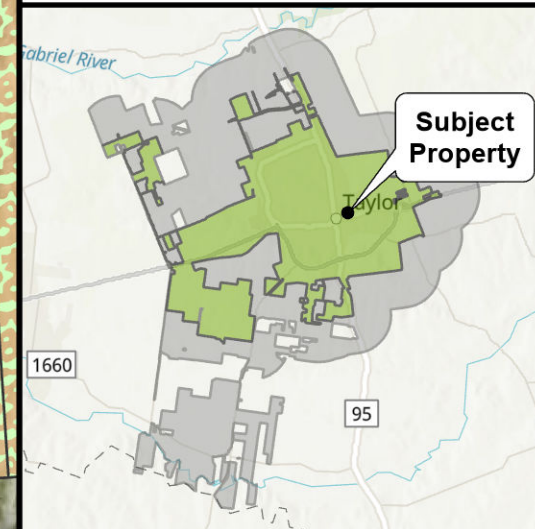
- City Limits
- Subject Property
- Parcels

### Overlay Zoning

- Planned Development Overlay
- P1: Nature

### Place Type Zoning

- P4: Mix
- CS: Civic Space







# City Council Meeting

## January 25, 2024

### Transmittal Letter

#### STRATEGIC PILLAR

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

**Agenda Item #:** 6

**Agenda Title:** Consider Ordinance 2024-03, PZ-2023-1954, regarding a request to approve a Voluntary Annexation of approximately 49.913 acres of land generally located south of CR 395 and east of CR 101.

**Council Action to be taken:** Consider adopting ordinance

**Department Submitted:** Development Services

**Staff Contact:** Tom Yantis, Assistant City Manager

#### 1. PURPOSE/DESCRIPTION

The applicant has requested a place type change request to change their property from P2-Rural in the Extraterritorial Jurisdiction of Taylor to Employment Center upon annexation.

The applicant has submitted a petition for voluntary annexation to bring the property into the City of Taylor city limits and is in process of collaborating with our Urban Designer to create an Employment Center Plan.

#### 2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In summary, the applicant's request to voluntary annex 49.913 acres along with the Place Type Change Request from P2-Rural to Employment Center and create an Employment Center Plan with our Urban Design Team. The results of the Employment Center Plan will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a grid-like pattern and incorporate a variety of uses.

#### 3. PROS and CONS

| <u>PROS</u>                                                                                                                 | <u>CONS</u>                                         |
|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <ul style="list-style-type: none"><li>Consistent with the Small Area Development Plan Special Employment District</li></ul> | <ul style="list-style-type: none"><li>N/A</li></ul> |



#### **4. RECOMMENDATION**

Staff recommends approval of the voluntary annexation in conjunction with the Place Type Change Request on the 49.913 acres.

#### **5. FUNDING SOURCE**

N/A

#### **6. TIMELINE**

City Council public hearing and ordinance introduction – January 11, 2024

City Council consideration of ordinance approval – January 25, 2024

#### **7. OTHER OPTIONS (In order of preference)**

N/A

#### **8. ATTACHMENTS**

- 6a. [Letter of Intent from the Applicant](#)
- 6b. [Location Map](#)
- 6c. [Ordinance 2024-03](#)
  - 6c.a Survey/Field Notes – [Exhibit A](#)
  - 6c.b Service Plan – [Exhibit B](#)
- 6d. [Service Plan Approval Letter](#)
- 6e. [PowerPoint presentation](#)



2121 E. 6<sup>th</sup> St.  
Austin, TX 78702  
Phone: 512-779-9464  
ebeals@viewpointengineering.com

RE: Annexation and Place Type Zoning Change Request for City of Taylor

To whom it may concern,

On behalf of HWY79TAYLOR LLC, it is my sincere pleasure to present an application requesting annexation into the city of Taylor and requesting Place Type – Employment Center (EC) zoning on the property, if the City accepts our proposed annexation and zoning change by providing the available utilities with paying the impact fees.

Warm Regards,

A handwritten signature in blue ink that reads "Eric Beals".

Eric Beals, P.E.  
Director of Horizontal Design  
ebeals@viewpointengineering.com

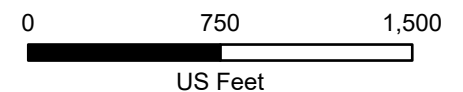
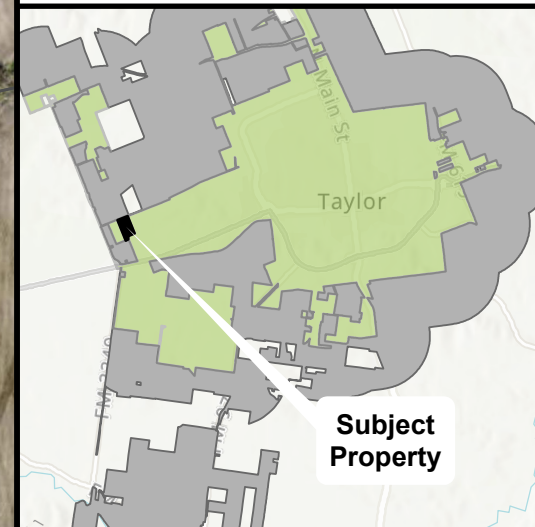




# PZ-2023-1954

HWY79 Taylor Voluntary Annexation  
Approximately 49.913 acres  
Generally located south of CR 395  
and east of CR 101  
Location Map

- Subject Property
- Proposed Area for Voluntary Annexation
- City Limits
- ETJ Boundary
- Parcels



**ORDINANCE NO. 2024-03**

**AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY KNOWN AS HWY79TAYLOR OF APPROXIMATELY 49.913 ACRES, LOCATED SOUTH OF COUNTY ROAD 395 AND EAST OF COUNTY ROAD 101 TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED AS WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019150, PART OF AND OUT OF THE EAVES, J.C. SUR., CITY OF TAYLOR EXTRATERRITORIAL JURISDICTION, TAYLOR, WILLIAMSON COUNTY, TEXAS WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS , AND PRIVILIGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.**

**WHEREAS**, the Taylor City Council conducted a public hearing on January 11, 2024, 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 annex approximately 49.913 acres from the Extra-Territorial Jurisdiction referred to as the HWY79Taylor; and

**WHEREAS**, §43.0671 of the Texas Local Government Code and the Charter of the City of Taylor, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

**WHEREAS**, the procedures prescribed by the Texas Local Government Code and Charter of the City of Taylor, Texas, and the laws of this state have been duly followed with respect to the following territory, consisting of approximately 49.913 acres, generally located south of County Road 395 and east of County Road 101 in the extraterritorial jurisdiction of the City of Taylor and further described in Exhibit “A”.

**WHEREAS**, the City Council, after the public hearing, approves the request for Voluntary Annexation.

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

**SECTION 1.** That the heretofore described property is hereby annexed to the City of Taylor, Williamson County, Texas, and that the boundary limits of the City of Taylor be and the same are hereby extended to include the above described territory within the city limits of the City of Taylor, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Taylor and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.



**SECTION 2.** A service plan or agreement for the property annexed is hereby adopted and attached as Exhibit “B”.

**SECTION 3.** The Official Zoning map of the City of Taylor, Texas, is changed to show the annexation of approximate 49.913 acres known as HWY79Taylor.

**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 2024-03 was introduced before the Taylor City Council on the 11th day of January 2024.

PASSED, APPROVED, and ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brandt Rydell, Mayor

ATTEST:

\_\_\_\_\_  
Dianna McLean, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Schroeder,  
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-03, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ 2024, 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 \_\_\_\_\_ 2024.

---

Dianna McLean  
City Clerk

**EXHIBIT A**

**(Legal Description/Survey)**

**EXHIBIT B**

**(Service Plan)**



JAMES C. EAVES SURVEY

ABSTRACT NO. 213

WILLAMSON COUNTY

COUNTY ROAD 395

FOUND 1/2" IRON ROD W/RED CAP MARKED "WILLIAMSON COUNTY"

N 68°32'49" E 1110.90'

15' WIDE ELECTRIC UTILITY EASEMENT 2004042683

50' WIDE PETROLEUM PIPELINE EASEMENT 1792/113

FOUND 1/2" IRON ROD W/RED CAP MARKED "WILLIAMSON COUNTY"

49.913 ACRES

CARROL NEAL BACHMAYER, JOINT INDEPENDENT EXECUTOR OF THE ESTATE OF ELISE AUGUSTA BACHMAYER, ET AL TO CARROL NEAL BACHMAYER, ET AL 50.433 ACRES JULY 26, 2017 INSTRUMENT NO. 2017069605

M. MOORE FAMILY FARMS, LLC 115.66 ACRES 2018102968

NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.
2. THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:  
A) ACCESS EASEMENT - 226/200  
B) TEXAS POWER & LIGHT COMPANY - 239/082  
C) TEXAS POWER & LIGHT COMPANY - 238/552  
D) TEXAS POWER & LIGHT COMPANY - 282/457  
E) TEXAS POWER & LIGHT COMPANY - 296/625  
F) TEXAS POWER & LIGHT COMPANY - 372/167  
G) TEXAS POWER & LIGHT COMPANY - 522/119
3. THE FOLLOWING EASEMENTS APPLY AS SHOWN AND GRANT THE RIGHT OF INGRESS & EGRESS:  
H) KOCH REFINING COMPANY - 1792/113  
I) ONCOR ELECTRIC DELIVERY COMPANY - 2004042683

LEGEND

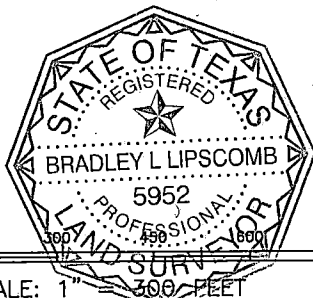
- x- BARBED WIRE FENCE
- P- OVERHEAD POWERLINE
- O - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"
- - 1/2" IRON ROD FOUND UNLESS NOTED

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. SAID PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP NOS. 48491C0530F & 48491C0540F, WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 20, 2019. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF JUNE, 2020.

BRADLEY L. LIPSCOMB, RPLS.



SCALE: 1" = 300 FEET



GF No. 20059480

SURVEYING, INC. FIRM REGISTRATION NO. 10007900  
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

49.913 ACRES

JAMES C. EAVES SURVEY  
ABSTRACT NO. 213  
WILLIAMSON COUNTY, TEXAS

|                          |                    |
|--------------------------|--------------------|
| Completion Date: 6/29/20 | Drawn By: KH       |
| Scale: 1"=300'           | Surveyed by: BL/RV |
| Project No.: S20-169     | Checked by: BL     |

## VOLUNTARY ANNEXATION SERVICE PLAN

This **Voluntary Annexation Service Plan** ("**Service Plan**"), which is incorporated by reference as additional terms, conditions, and provisions of that certain, shall constitute, and is hereby deemed to be, the written agreement between the City of Taylor, Texas ("City") and HWY79Taylor LLC ("Owner") required by Section 43.0672 of the Texas Local Government Code relating to the provision of municipal services to the Property upon enactment by the City of an ordinance annexing the Property into the City's corporate limits in response to the Company's voluntary petition requesting annexation ("**the Petition**") delivered to the City pursuant to Section 43.0671 of the Texas Local Government Code. For purposes of this Service Plan, the Property, as described in Exhibit "A" to the Petition, shall be referred to as the "**Annexed Area**".

The City will provide the Annexed Area with Municipal Services in compliance with the Texas Local Government Code in accordance with the following schedule A-K:

- A. **CODE ENFORCEMENT, BUILDING INSPECTION, ETC.:** The City will provide code enforcement, building inspection services, and permit issuances to the area immediately upon annexation to the Annexed Area and in accordance with Article IV, Article V.
- B. **EMERGENCY MEDICAL SERVICES:** Emergency Medical Services will be provided to the Annexed Area by Williamson County EMS and the City's Fire Department. Said services will be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area and in accordance with City budget appropriations.
- C. **FIRE:** The City has a full-time career fire department under the direction of the Fire Chief, and Assistant Fire Chief to provide fire protection and paramedic-level emergency medical services. Upon the effective date of the annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the proposed Annexed Area in accordance with City budget appropriations.
- D. **POLICE:** The City provides municipal police protection to its businesses and residents, including routine patrols throughout the City and law enforcement services upon call. Upon the effective date of the Annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Property and in accordance with City budget appropriations.



- E. WATER SERVICE AND MAINTENANCE OF WATER FACILITIES:** Water service will be provided in accordance with the applicable codes and departmental policy as development occurs in the area. Inspection of water distribution lines will be provided under the statutes of the State of Texas. Any water service will be provided by the City utility department on the same terms, conditions, and requirements as are applied to all similarly situated areas and customers of the City and subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. Water services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with City codes and ordinances.
- F. SANITARY SEWER SERVICE AND MAINTENANCE:** Sanitary sewer service will be provided in accordance with applicable City codes and departmental policy as development occurs within the Area. Any sewer service will be provided by the City utility department on the same terms, conditions, and requirements applied to all similarly situated areas and customers of the City, subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its policies. Sanitary sewer services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with applicable codes and ordinances.
- G. SOLID WASTE COLLECTION:** Solid Waste Collection services will be provided to the Annexed Area upon annexation in accordance with ordinances and City policies in effect at the time of annexation and within the City's budget appropriations.
- H. MAINTENANCE OF ROADS, STREET, AND STREET LIGHTING:** The City will begin maintenance of current roads and streets within the Annexed Area and as required by city ordinance upon the effective date of the Annexation. Such streets and roads shall be maintained in their current condition and on the same basis as other areas in the City with topography, land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Any such resurfacing or upgrade shall be made in accordance with current City policies and adopted Standard Construction Details or as approved by the City Engineer. The City will coordinate any request for street lighting with electric providers in accordance with City policy.
- I. PUBLIC LIBRARY SERVICES AND OTHER PUBLICLY OWNED FACILITIES, BUILDINGS AND SERVICES:** At this time there are no public library services in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public library and other publicly owned facilities, buildings, and services within the City on the same basis as other residents of the City upon annexation with such privileges being provided within the City budget appropriations.

- J. PARKS, PLAYGROUNDS AND OTHER PUBLIC RECREATION FACILITIES AND SERVICES:** At this time there are no parks, playgrounds, or other public recreation facilities in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public parks, playgrounds, and other recreational facilities and services of the City on the same basis as other residents of the City upon annexation and in accordance with City budget appropriations.
- K. GENERAL MUNICIPAL ADMINISTRATION:** General municipal administration services will be available to the Annexed Area upon the effective date of the Annexation. This Service Plan provides for full municipal services to the Annexed Area that are adequate to serve the Annexed Area on the same basis as municipal services are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Further, said municipal services are equal to or greater than the services and level of such services in existence in the Annexed Area immediately preceding the effective date of Annexation. This Service Plan does not constitute a right to a superior level of services in the Annexed Area; provided.





December 27, 2023

HWY79Taylor LLC  
Attn: Kalyan Chaganti  
1001 Blustery Court  
Flour Mound, Texas 75028

RE: Voluntary Annexation of unannexed property consisting of 49.913 acres of land generally located south of CR 395 and east of CR 101 in the Extraterritorial Jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District part of Parcel R019150 part of and out of the Eaves, J.C. Sur, City of Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Dear Mr. Chaganti,

Please find the enclosed Voluntary Annexation Service Plan associated with the above referenced annexation. Please sign and return this document signifying your receipt and acceptance of the service plan.

A copy of this Voluntary Annexation Service Plan will also be available at the public hearing associated with the annexation on January 11, 2024 at 6:00 P.M. in the City of Taylor City Council Chambers located at 400 Porter Street, Taylor, Texas, 76574.

If you have any questions, please contact the Development Services Department at (512) 352-3675.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenda Joyas", is written over a horizontal line.

Brenda Joyas, CNU-A  
Senior City Planner  
Development Services Department - City of Taylor

Enclosed (1): PZ-2023-1954 HWY79Taylor Voluntary Annexation Service Plan Received and Accepted by:

X\_\_\_\_\_

Kalyan Chaganti

Signature: Kalyan Chaganti  
Kalyan Chaganti (Dec 27, 2023 18:04 EST)

Email: chagantikalyan@gmail.com

# City of Taylor City Council

January 11, 2024





**PZ-2023-1954**

Voluntary Annexation

*HWY79Taylor*



# Development Process

## 1. Annexation

**2. Comprehensive Plan Amendment** – Growth Sector, Future Land Use, Transportation Master Plan

**3. Rezoning** – Proposed uses and compliance with the Comprehensive Plan

**4. Platting** – Division of land into lots (identifying lot boundaries, streets, easements)

**5. Subdivision Improvement Plans** – Installation of public improvements (water, wastewater, drainage, roadways)

**6. Final Plat** – After approved and accepted infrastructure improvements.

**7. Building Permit** – Layout of building(s) on lot(s) and detailed construction drawings.



# Location Map



# Staff Recommendation

Staff recommended **Approval** of the proposed Voluntary Annexation on approximately 49.913 acres of land known as HWY79Taylor, generally located south of CR 395 and east of CR 101, more particularly described as the Williamson Central Appraisal District Parcel R019150.





## ***City Council Meeting January 25, 2024 Transmittal Letter***

### STRATEGIC PILLAR

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

**Agenda Item #:** 7

**Agenda Title:** Consider adding a full-time Communications Director position and receive an update regarding contracted communication services.

**Council Action to be taken:** Approve adding a full-time Communications Director and receive update on the contracted communication services.

**Department Submitted:** City Management

**Staff Contact:** Jeff Jenkins, Deputy City Manager

### **1. PURPOSE/DESCRIPTION**

For this item Council will need to consider whether to add a full-time Communications Director position.

### **2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

The City of Taylor has utilized a contractor, Stacey Osborne, to serve as Communications Director and carry out these duties over the last five years. Her work has been highly successful over this timeframe, and she has provided good overall communications management.

The city has continued to grow, and the level of service has changed, from five years ago. This position is an important position to fill full-time, as the individual is vital with communicating our message to the community and to manage overall communications efforts. Therefore, the city needs to consider hiring a full-time Communications Director and start the process of phasing out the contract at the end of the year.

This item would be for Council to consider approving the addition of a full-time Communications Director position, which will require a budget amendment to add the position and related cost to support the position.

### **Cost:**

For the position, the estimated salary range is \$120k and we estimate the position could be hired at the earliest by March 1<sup>st</sup>. If the individual starts March 1<sup>st</sup>, which leaves seven months to go in the FY 24 fiscal year, the budget amendment would need to be the following:

- \$89,089.87 Salary and Benefits
- \$6,000 for Computer, Equipment and Furniture

---

Total \$95,089.87

In FY 2025, the whole salary and benefits will need to be added to the budget, which will run \$148,979.

This amount includes salary and benefits plus computer equipment, cell phone and additional furniture needed. The funds for this item would come from the general fund reserves, but staff would look for budgetary saving to help offset this cost further.

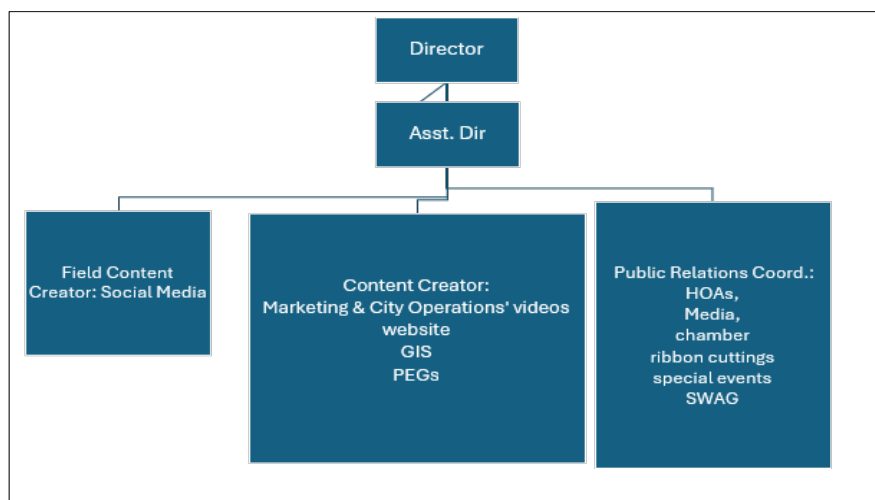
### **Current Contract:**

The contracted communications agreement will be back on another agenda and will need some modifications. The agreement will remain hourly until the new Communications Director comes on board. Once the person is on board, the contract for communication services will shift to a monthly set rate versus hourly currently. The contract will need the option to continue until December 2024, as the new Communications Director will need to be brought up to speed, facilitate the transition and assist with additional projects.

The contract will allow the transition to go smoothly and provide additional backup when we need it. The contract has been running \$4,500-\$5,000, which is close to the estimated \$61,091 for FY 2024 available within the PIO budget, under other contract services.

Currently, the city has paid \$19,099 for the contracted communications though January 1<sup>st</sup> with the remaining amount available at \$41,091 until October 1<sup>st</sup>. The contract is being worked on to be changed to a monthly retainer versus an hourly rate. Once this happens the remaining balance that is available will be spread out as a monthly retainer until the end of the year. Currently that amount available is \$41,091 and if started today this would be a retainer of \$4,565 to stay in line with the budgeted amount. This is contingent when the new Director comes on board and when the communications contract is modified.

Lastly, the city will need to continue to review additions to the Communications Office, as they personnel needs within the department, which if added can provide more communication measures. Below is a work chart that highlights these needs:





The city currently has a contracted Director and a full-time Assistant Director. The need exists to have someone creating and managing social media content for the city on a full-time basis. Also, another need is to have a content creator focused on marketing the city, managing the website and videos. Lastly, a Public Relations Coordinator would be another great addition to the team, as this would assist with planning special events, communicating with HOAs and strategic partners, and speaking and providing information at various events or functions. These are all positions to consider adding to future city budgets.

In summary, Council will need to approve adding this position, understand the need for a future budget amendment and note contract modifications will need to be approved.

### **3. PROS and CONS**

| <u>PROS</u>                                                                                                 | <u>CONS</u>                                                     |
|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Provides additional needed management within Communications</li></ul> | <ul style="list-style-type: none"><li>Additional cost</li></ul> |

### **4. RECOMMENDATION**

Approve adding a full-time Communications Director and receive update on the contracted services.

### **5. FUNDING SOURCE**

General Fund

### **6. TIMELINE**

Post position after January 26, 2024  
Interviews March 2024

### **7. OTHER OPTIONS (In order of preference)**

N/A

### **8. ATTACHMENTS**

7a. [PowerPoint](#)

7b. [Job Description](#)

# **Consider adding a full-time Communications Director position and receive an update regarding contracted communication services**

01/25/2024





# Current Status

- **Communications Director duties are currently being provided through a contractor**
- **City should consider adding full-time position, as communications needs have increased versus five years ago**
- **Adding this position as of March 1, will require a budget amendment at estimated \$95,089 for the remainder of the fiscal year ending September.**
- **Contract services will still be a needed option until Dec 2024**
  - **Contract for the services will need modification**



# Moving Forward

- If approved, staff will begin posting for the position
- Interviews sometime in March
- Council will need to approve a future budget amendment and approve modification to contractor agreement





# Questions





## JOB DESCRIPTION

Class No: 129

Title: Director of Communications

Pay Group:

EEOC Category: Professional

Date:

FLSA Category: Exempt

---

### BRIEF DESCRIPTION OF THE JOB:

Manages public information communications, which includes media relations and publicity activities to inform the public; to foster civic involvement and heighten awareness for City activities, services and programs; to coordinate activities designed to provide external and internal audiences with current information regarding all aspects of City operations and services; to support/lead marketing and public relations activities to create and maintain a favorable public image of the City of Taylor.

The ideal candidate will be looked upon to establish a new in-house Communications Department recruiting talent to assist in various areas of public relations. This person will be asked to establish areas with emphasis on creating and editing speeches for public events, media responses, media interviews, and so forth; content creation in social media, marketing videos and the like; exploring and keeping abreast all social media platforms; and working with Home Owners' Associations. Have strong public speaking skills to present to media in various settings from emergency situations to interviews. The ideal candidate will be able to demonstrate and provide a history of strong writing and public speaking skills and experience.

**ORGANIZATIONAL RELATIONSHIPS:** Reports to City Manager or designee. No responsibility for the direction or supervision of others. Has constant contact with City officials, employees, and the general public and media contacts.

**ESSENTIAL DUTIES:** This is a description of the way this job is currently performed; there is potential for accommodation.

| Description of Work                                                                                                                                                                                                                                                                                    | Av. %<br>of<br>Time | Strength<br>* | Physical<br>Demand<br>Code*       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|-----------------------------------|
| Provide communications and media relations support to City management and Council, including coordinating key messages, talking points, media Q&A, writing columns, letters and speeches. Serve as a resource in identifying potential public relations issues and collaborate on strategic solutions. | 10                  | L             | A,B,C,D,E,F,<br>G,H,I,Q,R,S,<br>T |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |    |   |                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---|-----------------------------------|
| Provides organizational and strategic support by participating in development and implementation of goals, objectives, policies and priorities relating to communications programs.                                                                                                                                                                                                                                                                               |    |   |                                   |
| Serve as the media representative of the City with print, broadcast and online media. Serve as a spokesperson for the City in media interviews as needed. Provide media relations support to City management and Council. Coach staff in media response. Maintain current media contacts database. Work with media outlets to encourage favorable coverage of events. Plan and host press conference events.                                                      | 10 | L | A,B,C,D,E,F,<br>G,H,I,Q,R,S,<br>T |
| Create and distribute news releases, web site news items, social media posts, cable channel content, video content, fact sheets, and other forms of communications to foster involvement and heighten awareness for City services, programs and initiatives.                                                                                                                                                                                                      | 10 | L | A,B,C,D,E,F,<br>G,H,I,Q,R,S,<br>T |
| Write, edit, and coordinate the design, production, and distribution of a monthly newsletter, electronic newsletter and other City publications or communications.                                                                                                                                                                                                                                                                                                | 10 | L | B,C,D,E,F,G,<br>H,I,Q,R,S         |
| Manage all social media channels for the City. Coordinate social media plans, create and curate content for publishing and advise City management and Council on social media best practices. Manages the City website/content management system and mobile application. Serves as the point of contact for website changes and additions. Ensures social media sites are managed with strong communication principles, brand awareness and high quality content. | 10 | L | B,C,D,E,F,G,<br>H,I,Q,R,S         |
| Assist other departments with press releases, special events planning and coordination, and photography, videography and other related media activities. Develop talking points for public speaking events. Support internal communication programs.                                                                                                                                                                                                              | 10 | L | A,B,C,D,E,F,<br>G,H,I,Q,R,S,<br>T |
| Coordinate communications and marketing efforts of the City to include graphics, video and marketing/advertising support. Coordinate and develop marketing materials that are consistent in design quality and brand image. Serve as City liaison to Taylor Marketing Partnership.                                                                                                                                                                                | 10 | L | A,B,C,D,E,F,<br>G,H,I,Q,R,S,<br>T |
| Handle media relations in a crisis or emergency situation; serve as a spokesperson for the City. Provide crisis communications support for emergency management events to include print,                                                                                                                                                                                                                                                                          | 5  | L | A,B,C,D,E,F,<br>G,H,I,Q,R,S,<br>T |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |   |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---|-----------------------------------|
| broadcast, and electronic. Develop media key messages, talking points, press releases and Q&A for spokespersons as needed. Coordinate the emergency notification system and initiate messages as needed.                                                                                                                                                                                                                                                                       |          |   |                                   |
| Collaborate with City management and Council on ways to enhance communications to public officials. Identify opportunities to support organizational initiatives and develop communications materials and programs to promote and publicize activities. Attend and represent the City at community functions, open house and community meetings, civic organizations, and governmental groups; prepare and present presentations regarding assigned public education programs. | 10       | L | A,B,C,D,E,F<br>G,H,I,Q,R,S,<br>T  |
| Develop and manage the budget for marketing, public relations activities, communications and advertising for the City with close collaboration of City management.                                                                                                                                                                                                                                                                                                             | 10       | L | A,B,C,D,E,F,<br>G,H,I,Q,R,S       |
| Plans, manages and provides support for pre-Council and Council Chamber audio-visual systems and room set up. Coordinate and maintain records for recording city board and commission meetings and other audio video production and broadcasting.                                                                                                                                                                                                                              | 5        |   | A, B, C, I, Q,<br>R, S            |
| Performs tasks with care and thoroughness. Check work to ensure accuracy and completeness. Compares final work product to requirements and corrects errors or inconsistencies.                                                                                                                                                                                                                                                                                                 | On going |   | A,B,C,D,E,F,<br>G,H,I,Q,R,S,<br>T |
| Performs all job duties according to all approved safety rules and procedures. Provides quality customer service to city staff, the general public, and all other work contacts. Handles all interactions with poise, tact and diplomacy and in a confidential manner. Stay current with best practices in public information.                                                                                                                                                 | On going | L | ALL CODES                         |

\* See Physical Demands portion of job description for key to codes.

## PHYSICAL DEMANDS:

1. Overall Strength Demand\_\_ Sedentary X Light to\_\_ Medium\_\_ Heavy\_\_ Very Heavy

## 2. Frequency for each physical demand listed in Essential Duties:

F A. Standing      F G. Reaching      R L. Crawling      C Q. Vision  
F B. Sitting      C H. Handling      O M. Bending      C R. Hearing  
F C. Walking      C I. Fine Dexterity      O N. Twisting      C S. Talking  
F D. Lifting      R J. Kneeling      R O. Climbing      F T. Foot Controls  
F E. Carrying      R K. Crouching      R P. Balancing      \_\_\_\_ U. Other



F   F. Pushing/Pulling      C-Continuously, F-Frequently, O-Occasionally; R-Rarely

### 3. Description of Physical Demand

| Physical Demand              | Description                                                                                                                                                                                                                                                            |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITTING                      | Primary work position for most tasks; to attend meetings; to drive short and long distances.                                                                                                                                                                           |
| STANDING/WALKING             | To communicate with staff in all Divisions; to obtain information; to deliver speeches and/or make presentations; to attend and /or conduct meetings; to make observations and/or to meet with citizens around the City.                                               |
| HEARING/TALKING              | To communicate with a wide variety of people including, but not limited to, citizens, City staff, City Council, members of boards and commissions, business leaders, community groups, representatives of all levels and types of governmental entities and the media. |
| HANDLING/FINE DEXTERITY      | To complete all paper and computer work; to make notes during meetings; to draw or write visual aids while conducting meetings; to operate telephone, calculator, copier and other office equipment; to operate camera and video equipment; to operate vehicle.        |
| VISION                       | To read; to write; to drive; to conduct/facilitate meetings; to attend professional workshops.                                                                                                                                                                         |
| LIFTING/CARRYING             | Bound documents; manuals; reference materials; camera/video equipment.                                                                                                                                                                                                 |
| PUSHING/PULLING              | File cabinet drawers (up to 30-lbs. exertion for large cabinets, usually 5 to 10-lbs. exertion); tables, chairs and other items while setting up for special events.                                                                                                   |
| KNEELING/ CROUCHING/ BENDING | To access low file cabinet drawers and storage shelves; to assist in setting up for special events; to observe housing rehabilitation projects.                                                                                                                        |
| REACHING                     | To assist in setting up for special events (i.e. hang banners, assemble booths, etc.).                                                                                                                                                                                 |
| CLIMBING/BALANCING           | To assist in setting up for events; to observe housing rehabilitation projects.                                                                                                                                                                                        |
| FOOT CONTROL                 | To drive to numerous meetings in a wide variety of locations.                                                                                                                                                                                                          |

### NON-PHYSICAL DEMANDS:

C time pressures                      O noisy/distracting environment  
F emergency situations            F tedious exacting work situation  
F irregular schedule/overtime     F working closely with others as part of a team  
R danger/physical abuse          F performing multiple tasks simultaneously  
F frequent change of tasks       \_\_\_\_\_ other (describe below)  
O varying periods of idle time interspersed with emergencies requiring intense concentration

C-CONSTANTLY (2/3 or more of the time), F-FREQUENTLY (1/3 TO 2/3 of the time), O-OCCASIONALLY (up to 1/3 of the time), R-RARELY (Less than 1 hour per week)

**EQUIPMENT, MACHINES, TOOLS, AND WORK AIDS:**

Computer, cell phone, typewriter, office equipment (copiers, fax, phone, etc.), service vehicles for travel, camera, video and sound equipment, calculator, word processing and graphic programs.

**ENVIRONMENTAL FACTORS AND SAFETY HAZARDS:**

Occasional exposure to weather extremes. Frequent contact with the public.

**KNOWLEDGE / SKILLS / ABILITIES:**

Ability to operate a computer; ability to communicate effectively, both verbally and in writing; establish and maintain effective working relationships; ability to understand government theories and operations; knowledge of PC, word-processing and database programs; ability to deliver public presentations; ability to work efficiently without direct supervision.

Reads and comprehends materials related to Public Administration, City Management and policy/procedural analysis. Reads and interprets governmental data including legal guidelines for municipalities. Reads and understands a wide variety of news articles and information about City programs and initiatives.

Writes and edits news releases, newsletters, website copy, scripts, reports, advertising copy, brochures, letters to the editor, and other forms of written communication.

Performs mathematical calculations pertaining to financial and budgetary concerns including cost expenditures and project analysis.

Ability to analyze situations and adopt a quick, effective and reasonable course of action. Skill in establishing and maintaining effective working relationships with the media, the public and City employees. Ability to evaluate demographics and statistics.

Knowledge of journalistic standards for oral and written communications, municipal government policies and regulations; knowledge of grant requisition and administration; knowledge of best practices in mediated communication and e-government. Knowledge of art and photographic layouts.

**ACCEPTABLE EXPERIENCE AND TRAINING:**

Bachelors degree from an accredited college or university with major course work in Business Administration, Public Administration, Public Relations, Journalism, Social Sciences, Marketing, Communications, or a related field and three years of increasingly responsible experience in public relations, journalism or marketing OR any equivalent combination of experience and training that provides the required knowledge, skills and abilities.

**CERTIFICATES/LICENSES REQUIRED:** Valid Texas driver's license.

**Signature:**



I acknowledge that I have read and understand the duties and demands required of this position and further affirm that I can perform them as described with or without accommodations. This job description does not constitute an employment agreement and is subject to change as deemed appropriate by the City of Taylor.

Applicant or Employee:

---

Printed Name

---

Signature

---

Date

### Spreadsheet of Cost for Communications Director and Contract

|                                      | Contract                | New Director       |
|--------------------------------------|-------------------------|--------------------|
| Month                                |                         |                    |
| January                              | \$5,200                 | 0                  |
| February                             | \$5,200                 | 0                  |
| March                                | \$4,384.42              | \$18,727.13        |
| April                                | \$4,384.42              | \$12,727.13        |
| May                                  | \$4,384.42              | \$12,727.13        |
| June                                 | \$4,384.42              | \$12,727.12        |
| July                                 | \$4,384.42              | \$12,727.12        |
| August                               | \$4,384.41              | \$12,727.12        |
| September                            | \$4,384.42              | \$12,727.12        |
| <b>Total FY 24</b>                   | <b>\$41,090.93</b>      | <b>\$95,089.87</b> |
| <b>Budget Amendment Needed FY 24</b> | <b>\$0.00</b>           | <b>\$95,089.87</b> |
|                                      |                         |                    |
| October                              | No cost unless extended | \$13,109.00        |

#### Notes and Assumptions:

**Contract:** Invoice amounts for January and February are estimates. March estimate is based on hiring Director March 1st, if Director is not on board at that time, amount will be higher as it will still be hourly. The rest of the months from April to September would be less as the retainer for each month as it is based upon an estimated \$30,691 remaining funding as of March 1st.

The total amount available in the FY 24 Budget for contract was \$61,091 and as of January 1st \$41,091 remained

**New Director:** Assumed Director would be on board March 1st, in March the total is higher for computer, equipment and furniture \$12,727 was allocated to each month based upon \$89,089.72 salary and benefits for rest of the year. 3% cost was added to total for next year  
This new Director position would require a budget amendment





## ***City Council Meeting January 25, 2024 Transmittal Letter***

### STRATEGIC PILLAR

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

**Agenda Item #:** 8

**Agenda Title:** **Consider Resolution R24-05 authorizing proceeding with issuance of certificates of obligations and further directing the publication of notice of intention to issue City of Taylor, Texas combination tax and revenue certificates of obligation, series 2024**

**Council Action to be taken:** Approve Resolution R24-05

**Department Submitted:** Finance

**Staff Contact:** Jeffrey Wood, Director of Finance

### **1. PURPOSE/DESCRIPTION**

In accordance with previous discussions, this resolution gives official notice of the City's intent to issue Combination Tax and Revenue Certificates of Obligation Series 2024, not to exceed \$29,900,000. Additional Council action will be required in April to award the CO to the selected Underwriter(s). This issuance will be a competitive sale.

### **2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

Staff and Council have discussed the issuance of tax-supported and utility revenue supported debt on several previous occasions. This resolution will allow us to begin the issuance process in accordance with the attached timeline.

A debt workshop was held on January 10, 2024 in which the Council received a presentation of proposed projects. Provided in the packet is the Capital Improvement Plan for the projects to be funded by this debt issue. Also included is the timetable of events for the issuance of the Certificates of Obligation. It is anticipated that we will close on the debt around the end of May 2024. The CIP has contingency reserves to help mitigate any cost changes and any remaining reserves after the named projects are completed will be spent on additional projects identified at that time.

The proposed Debt CIP includes projects totaling \$29,485,000. This is the planned amount of the issuance, however, the not to exceed amount is set higher to allow for some adjustment, if needed, after publication of the notice.

### 3. PROS and CONS

| <u>PROS</u>                                                                                                                                                                                                                                                                   | <u>CONS</u>                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Debt issues provide needed funding in large quantities to allow multiple projects to be completed in a short period.</li><li>• This debt issue is based on projects from multiple Master Plans that were recently completed</li></ul> | <ul style="list-style-type: none"><li>• Debt issues are funded through property tax and/or special revenues and may result in rate increases to cover the debt payments.</li></ul> |

### 4. RECOMMENDATION

Staff recommends approval of Resolution R24-05 so that staff and our financial consultants can begin the process of the debt issuance.

### 5. FUNDING SOURCE

Tax Rate and Utilities Rate

### 6. TIMELINE

Immediate consideration is requested to stay within the timeline for closing and receipt of bond funds.

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

N/A

### 8. ATTACHMENTS

- 8a. [Resolution R24-05](#)
- 8b. [Debt 2024 CIP](#)
- 8c. [Debt 2024 Timetable](#)



## RESOLUTION NO. R24-05

### RESOLUTION AUTHORIZING PROCEEDING WITH ISSUANCE OF CERTIFICATES OF OBLIGATIONS AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024

---

THE STATE OF TEXAS           §

§

COUNTY OF WILLIAMSON       §

**WHEREAS**, the City Council (the "Council") of the City of Taylor, Texas (the "City") has determined it to be in the City's best interest to issue certificates of obligation for paying all or a portion of the City's contractual incurred or to be incurred in connection with constructing, improving, designing, acquiring, and equipping the City's: (1) water and waste water system, including replacing and upsizing existing waterlines and upsizing existing wastewater lines; (2) streets and transportation facilities, including easements and right of way, sidewalks, drainage, traffic improvements, parking and lighting; (3) flood control and drainage system; (4) parks and athletic fields to include splash pad reconstruction, lighting, parking, synthetic turf, concourse, shade, and bleachers; (5) public safety facilities, including Fire Station 1 and Fire Station 2; and (6) the payment of professional services in connection therewith including legal, architectural, fiscal and engineering fees and the costs of issuing the certificates of obligation and other matters related thereto (collectively the "Project") and;

**WHEREAS**, the Council has deemed it advisable to give notice of intention to issue the Certificates in a maximum principal amount not to exceed \$29,900,000 pursuant to the provisions of the Certificate of Obligation Act of 1971, Section 271.041 et seq., Local Government Code, as amended (the "Act"), for the purpose of financing the Project; and

**WHEREAS**, prior to the issuance of the Certificates, the Council is required under Section 271.041 et seq., Local Government Code to publish notice of its intention to issue the Certificates in a newspaper of general circulation in the City and on the City's internet website, the notice stating: (i) the time and place tentatively set for the passage of the order authorizing the issuance of the Certificates, (ii) the maximum amount and purpose of the Certificates to be authorized; (iii) the manner in which the Certificates will be paid, (iv) the then-current principal of all outstanding debt obligations of the City; (v) the then-current combined principal and interest required to pay all outstanding debt obligations of the issuer on time and in full; (vi) the maximum principal amount of the Certificates to be authorized; (vii) the estimated combined principal and interest required to pay the Certificates to be authorized on time and in full; (viii) the estimated interest rate for the Certificates to be authorized or that the maximum interest rate for the Certificates may not exceed the maximum legal interest rate; and (ix) the maximum maturity date of the Certificates to be authorized; and

**WHEREAS**, the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Government Code, as amended.

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

1. Attached hereto is a form of the Notice of Intention to Issue the Certificates, the form and substance of which is hereby adopted and approved.

2. The City Clerk shall cause said notice to be published in substantially the form attached hereto, in a newspaper, as defined by Subchapter C, Chapter 2051, Texas Government Code, of general circulation in the area of the City, once a week for two consecutive weeks, the date of the first publication thereof to be before the 30th day before the date tentatively set for the passage of the ordinance authorizing the issuance of the Certificates.

Further, said notice shall be continuously published in substantially the form attached hereto on the City's website for at least 30 days before the date tentatively set for passage of the ordinance authorizing the issuance of the Certificates.

3. This Resolution shall become effective immediately upon adoption. The City Clerk is hereby authorized and directed to execute the certificate to which this Resolution is attached on behalf of the City and the Mayor, City Clerk, the City Manager and Chief Financial Officer are further authorized to do any and all things proper and necessary to carry out the intent of this Resolution including approving appropriate changes to the notice and approving the final form of any Preliminary Official Statement for distribution to the market in connection with the sale of the Certificates.

4. The City hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of each series of the obligations being issued or (ii) \$9,500 per series, provided that such fee shall not be less than \$750, to the Attorney General of Texas Public Finance Division for payment of the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code. The appropriate member of the City's staff is hereby instructed to take the necessary measures to make this payment. The City is also authorized to reimburse the appropriate City funds for such payment from proceeds of the obligations.

[Execution Page Follows]



**PASSED, APPROVED AND EFFECTIVE this January 25, 2024.**

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Mayor  
City of Taylor, Texas

**ATTEST:**

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City Clerk  
City of Taylor, Texas

[SEAL]

**NOTICE OF INTENTION TO ISSUE  
CITY OF TAYLOR, TEXAS  
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION,  
SERIES 2024**

**NOTICE** is hereby given that it is the intention of the City Council of the City of Taylor, Texas to issue Certificates of Obligation of the City in one or more series for the purpose of providing funds for paying contractual obligations incurred or to be incurred in connection with constructing, improving, designing, acquiring, and equipping the City's: (1) water and waste water system, including replacing and upsizing existing waterlines and upsizing existing wastewater lines; (2) streets and transportation facilities, including easements and right of way, sidewalks, drainage, traffic improvements, parking and lighting; (3) flood control and drainage system; (4) parks and athletic fields to include splash pad reconstruction, lighting, parking, synthetic turf, concourse, shade, and bleachers; (5) public safety facilities, including Fire Station 1 and Fire Station 2; and (6) the payment of professional services in connection therewith including legal, architectural, fiscal and engineering fees and the costs of issuing the certificates of obligation and other matters related thereto. The City Council tentatively proposes to authorize the issuance of the Certificates of Obligation at its regular meeting place in the City Hall, 400 Porter Street, Taylor, Texas to be commenced at 6:00 p.m., on the 25<sup>th</sup> day of January, 2024. The maximum amount of Certificates of Obligation that may be authorized for the above listed purposes is \$29,900,000. The City Council presently proposes to provide for payment of the Certificates of Obligation by a pledge of ad valorem taxes upon all taxable property within the City within the limits allowed by law. The Certificates of Obligation will be additionally payable from a limited pledge of the City's surplus water and sewer system revenues not to exceed \$1,000.

The following information is required pursuant to Texas Local Government Code, Section 271.049(b)(4): As of January 25, 2024 principal of all outstanding debt obligations of the City is \$126,840,000. As of January 25, 2024 combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$188,113,773. The maximum principal amount of the Certificates to be authorized is \$29,900,000. The estimated combined principal and interest required to pay the Certificates to be authorized on time and in full is \$59,102,528. The estimated interest rate for the Certificates to be authorized is 5%. Such estimate takes into account a number of factors, including the issuance schedule, maturity schedule and the expected bond ratings of the proposed bonds. Such estimated maximum interest rate is provided as a matter of information, but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold. The maximum maturity date of the Certificates to be authorized is August 15, 2054.



## 2024 Tax Debt Funded Capital Improvement Projects

### Street Maintenance

|                                  |    |                     |
|----------------------------------|----|---------------------|
| TH Johnson Street Maintenance    | \$ | 1,250,000.00        |
| Lake Drive Street Maintenance    | \$ | 2,500,000.00        |
| 5th & Murphy Street Improvements | \$ | 1,000,000.00        |
|                                  | \$ | <b>4,750,000.00</b> |

### Sidewalks and Streetscape

|                                                               |    |                     |
|---------------------------------------------------------------|----|---------------------|
| MLK Sidewalk (Robinson St. Frank St., & Robinson Park)        | \$ | 4,500,000.00        |
| Downtown Streetscape (Corners of 2nd & Talbot and 2nd & Main) | \$ | 1,500,000.00        |
|                                                               | \$ | <b>6,000,000.00</b> |

### Drainage (not included in Statewide Flood Plan)

|                |    |                     |
|----------------|----|---------------------|
| Tammi          | \$ | 1,150,000.00        |
| Burkett Street | \$ | 350,000.00          |
| Velma Drive    | \$ | 1,100,000.00        |
| Old Thorndale  | \$ | 435,000.00          |
|                | \$ | <b>3,035,000.00</b> |

### Parks

|                                                                      |    |              |
|----------------------------------------------------------------------|----|--------------|
| Bull Branch Pavilion Replacement                                     | \$ | 137,500.00   |
| Bull Branch ballfield/park and Rotary Restroom Update                | \$ | 60,500.00    |
| Bull Branch,Mallard,Rotary improvements(Concourse, shade, bleachers) | \$ | 385,000.00   |
| Bull Branch Fishing Pier Improvements                                | \$ | 148,000.00   |
| LED light upgrade at Bull Branch(2), Rotary Softball                 | \$ | 602,400.00   |
| Heritage Splash Pad Reconstruction                                   | \$ | 660,000.00   |
| Robinson Park Drive and Parking Lot                                  | \$ | 192,000.00   |
| Synthetic Turf Two Infields TRP                                      | \$ | 369,600.00   |
| Murphy/Rotary Drive improvements/Parking lot additions               | \$ | 935,000.00   |
| Subtotal                                                             | \$ | 3,490,000.00 |

|                                                 |    |                     |
|-------------------------------------------------|----|---------------------|
| Design/Project Management 15 % on \$3.4 million | \$ | 510,000.00          |
|                                                 | \$ | <b>4,000,000.00</b> |

### Facilities

|                                                    |    |                     |
|----------------------------------------------------|----|---------------------|
| Facilities Master Plan                             |    | \$200,000.00        |
| Fire Station 1 & Fire Station 2 Rennovation Design | \$ | 500,000.00          |
|                                                    |    | <b>\$700,000.00</b> |

|                                             |           |                     |
|---------------------------------------------|-----------|---------------------|
| <b>Admin/Project Management/Contingency</b> | <b>\$</b> | <b>2,000,000.00</b> |
|---------------------------------------------|-----------|---------------------|

**\$ 20,485,000.00**

## 2024 Utility Debt Funded Capital Improvement Projects

### Water

|                                                                                            |    |                     |
|--------------------------------------------------------------------------------------------|----|---------------------|
| Replace existing 6" Waterline along Old Thorndale with 8" Waterline                        | \$ | 300,000.00          |
| Replace existing 8" Waterline along N. Main Street from Hosack to 6 <sup>th</sup> with 11" | \$ | 1,300,000.00        |
| Replace existing 8" Waterline along E. MLK                                                 | \$ | 200,000.00          |
| Upsize existing Waterline & install new 8" line along Rice's Crossing                      | \$ | 500,000.00          |
| Upsize existing 8" Waterline along E 4th street, from cemetery to FM 619                   | \$ | 1,000,000.00        |
| Ford GST rehabilitation and pump upgrades                                                  | \$ | 800,000.00          |
|                                                                                            | \$ | <b>4,100,000.00</b> |

### Wastewater

|                                                                           |    |                     |
|---------------------------------------------------------------------------|----|---------------------|
| Upsize existing 15" WWL and 18" WWL along Bull Branch, from Main St to E  | \$ | 3,500,000.00        |
| Upsize existing 15" WWL and 18" WWL along Bull Branch, from E 7th St to F | \$ | 1,400,000.00        |
|                                                                           | \$ | <b>4,900,000.00</b> |

|                                             |           |                     |
|---------------------------------------------|-----------|---------------------|
| <b>Admin/Project Management/Contingency</b> | <b>\$</b> | <b>-</b>            |
|                                             | <b>\$</b> | <b>9,000,000.00</b> |



SPECIALIZED PUBLIC FINANCE INC.  
FINANCIAL ADVISORY SERVICES

## City of Taylor, Texas Summary Timetable for Issuance of Combination of Tax & Revenue Certificates of Obligation, Series 2024

- |                              |                                                                                                                                                                                                                                                                                  |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| *Thursday, January 25, 2024* | <ul style="list-style-type: none"><li>• City Council adopts a resolution directing publication of notice of the City's intention to issue Certificates of Obligation (COs).</li><li>• City Council authorizes financial advisor to prepare offering documents for COs.</li></ul> |
| Sunday, February 4, 2024     | <ul style="list-style-type: none"><li>• First publication of notice of the City's intention to issue COs (must occur 46 days prior to award.)</li></ul>                                                                                                                          |
| Sunday, February 11, 2024    | <ul style="list-style-type: none"><li>• Second publication of notice of the City's intention to issue COs.</li></ul>                                                                                                                                                             |
| Week of March 25, 2024       | <ul style="list-style-type: none"><li>• Rating agency calls with City Administration (need near final audit draft.)</li></ul>                                                                                                                                                    |
| Tuesday, April 16, 2024      | <ul style="list-style-type: none"><li>• Rating received from Standard &amp; Poor's.</li></ul>                                                                                                                                                                                    |
| Wednesday, April 17, 2024    | <ul style="list-style-type: none"><li>• Preliminary Official Statement electronically distributed by financial advisor.</li></ul>                                                                                                                                                |
| * Thursday, April 25, 2024*  | <ul style="list-style-type: none"><li>• COs are priced by financial advisor.</li><li>• Award. COs are awarded by City Council to the Underwriter(s).</li></ul>                                                                                                                   |
| Tuesday, April 30, 2024      | <ul style="list-style-type: none"><li>• Preliminary FY 2025 Appraisals due from WCAD. Historically received early.</li></ul>                                                                                                                                                     |
| Thursday, May 23, 2024       | <ul style="list-style-type: none"><li>• Closing. COs are delivered and proceeds received.</li></ul>                                                                                                                                                                              |

\* Requires Official Council Meeting.





## *City Council Meeting* *January 25, 2024* *Transmittal Letter*

### STRATEGIC PILLAR

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

**Agenda Item #:** 9

**Agenda Title:** Introduce Ordinance 2024-05 calling a special election to amend the City Charter on  
**Proposition A: Council compensation, Proposition B: minimum period of time between Council meetings, Proposition C: At-large position serving as Mayor, and Proposition D: all City Council meetings to be held in the city limits**

**Council Action to be taken:** First reading.

**Department Submitted:** City Management

**Staff Contact:** Jeff Jenkins, Deputy City Manager

### **1. PURPOSE/DESCRIPTION**

To order a special election to be held in the city of Taylor on Saturday, May 4, 2024, for the purpose of considering certain charter amendments submitted by petition by the citizens of Taylor.

### **2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

On November 16, 2023 Gary Gola submitted an Initiative petition to the City Clerk's office asking that four propositions be on the May 4, 2024 ballot. The City Clerk's office and Williamson County voter registrar's office have verified the petition and determined there are an adequate number of valid signatures.

The Propositions are:

#### **Proposition A**

Shall Section 4.5 of the City Charter be amended to set council compensation at \$125 for each councilmember and the Mayor per meeting rather than established by ordinance?

#### **Measure A**

Sec. 4.5. - Compensation.

Each Councilmember and the Mayor shall receive compensation of \$125 each for attendance at City Council meetings established by ordinance provided Council members shall not receive compensation for more than two (2) meetings in any one month. Councilmembers shall be entitled to reimbursement of necessary expenses incurred in the performance of their official duties when approved by the Council.

**Proposition B**

Shall Section 8.1 of the City Charter be amended to require a minimum period of 72 hours between meetings from the time a non-emergency ordinance is introduced to the time it can be adopted?

**Measure B**

Sec. 8.1. - Enactment.

Each proposed ordinance shall first be introduced in written form and shall not contain more than one subject clearly stated in the title or ordinance caption, except general appropriation ordinances may contain various subjects and accounts for which money is to be appropriated. Each proposed non-emergency ordinance shall be adopted by the City Council in any City Council meeting subsequent to and not less than 72 hours after the meeting in which the proposed non-emergency ordinance was introduced. Proposed emergency ordinances may be adopted by the City Council in the same meeting in which the proposed emergency ordinance is introduced, provided the proposed emergency ordinance receives a unanimous vote of all Councilmembers present when a vote regarding passage of the emergency ordinance is taken. An emergency ordinance is an ordinance deemed by the City Council necessary for the immediate preservation of public peace, property, health, safety, or necessary to maintain the usual daily operation of the City. Emergency ordinances shall state within the ordinance the emergency requiring immediate adoption by the City Council without introduction in a prior City Council meeting.

**Proposition C**

Shall Section 7.1 of the City Charter be amended to designate that the councilmember elected to the At-Large position shall serve as the Mayor?

**Measure C**

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. The Councilmember elected to the at large position shall also serve as the Mayor. A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council. The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.



### Proposition D

Shall Section 7.1 of the City Charter be amended to require that all meetings of the City Council shall be held within the City of Taylor?

### Measure D

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council. The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. All City Council meetings presided over by the Mayor or Mayor Pro Tem in their duties as an elected official shall be held within the city limits of the City of Taylor. The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

This ordinance calls for a special election to put the above mentioned propositions on the May 4, 2024 ballot for voter consideration.

#### 3. PROS and CONS

| <u>PROS</u> | <u>CONS</u> |
|-------------|-------------|
| •           | •           |

#### 4. RECOMMENDATION

First reading.

#### 5. FUNDING SOURCE

N/A

#### 6. TIMELINE

Last day to call for the May 4, 2024 election is February 16, 2024.

|                                                  |
|--------------------------------------------------|
| <b>7. OTHER OPTIONS (In order of preference)</b> |
|--------------------------------------------------|

N/A

|                       |
|-----------------------|
| <b>8. ATTACHMENTS</b> |
|-----------------------|

9a. [Ordinance 2024-05](#)



## **ORDINANCE NO. 2024-05**

### **AN ORDINANCE ORDERING A SPECIAL ELECTION TO BE HELD IN THE CITY OF TAYLOR, TEXAS, ON SATURDAY, MAY 4, 2024, FOR THE PURPOSE OF AMENDING THE CITY CHARTER.**

**WHEREAS**, Section 9.004, Texas Local Government Code requires City Council to order an election on amendments to the charter when proposed charter amendments are supported by a petition signed by a number of qualified voters of the municipality equal to at least five percent of the number of qualified voters of the municipality or 20,000, whichever number is the smaller; and

**WHEREAS**, proposed charter amendments were submitted to the City by petition, and it was determined that the number of signatories was equal to at least five percent of the number of qualified voters of the City of Taylor.

### **THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:**

1. A special election is hereby ordered to be held in the City of Taylor, Texas, on Saturday, May 4, 2024, for the purpose of considering certain charter amendments submitted by petition by the citizens of Taylor.
2. This special election shall be held in conjunction with the City's general election on the same date.
3. The following measures, with underlined language being additions (added) to the Charter and strike-through language being deletions (~~deleted~~) from the Charter, shall be submitted to the qualified voters of the City in accordance with Section 9.004 of the Texas Local Government Code and other applicable laws.

#### **Proposition A**

Shall Section 4.5 of the City Charter be amended to set council compensation at \$125 for each councilmember and the Mayor per meeting rather than established by ordinance?

#### **Measure A**

Sec. 4.5. - Compensation.

Each Councilmember and the Mayor shall receive compensation of \$125 each for attendance at City Council meetings ~~established by ordinance~~ provided Council members shall not receive compensation for more than two (2) meetings in any one month. Councilmembers shall be entitled to reimbursement of necessary expenses incurred in the performance of their official duties when approved by the Council.

## **Proposition B**

Shall Section 8.1 of the City Charter be amended to require a minimum period of 72 hours between meetings from the time a non-emergency ordinance is introduced to the time it can be adopted?

## **Measure B**

Sec. 8.1. - Enactment.

Each proposed ordinance shall first be introduced in written form and shall not contain more than one subject clearly stated in the title or ordinance caption, except general appropriation ordinances may contain various subjects and accounts for which money is to be appropriated. Each proposed non-emergency ordinance shall be adopted by the City Council in any City Council meeting subsequent to and not less than 72 hours after the meeting in which the proposed non-emergency ordinance was introduced. Proposed emergency ordinances may be adopted by the City Council in the same meeting in which the proposed emergency ordinance is introduced, provided the proposed emergency ordinance receives a unanimous vote of all Councilmembers present when a vote regarding passage of the emergency ordinance is taken. An emergency ordinance is an ordinance deemed by the City Council necessary for the immediate preservation of public peace, property, health, safety, or necessary to maintain the usual daily operation of the City. Emergency ordinances shall state within the ordinance the emergency requiring immediate adoption by the City Council without introduction in a prior City Council meeting.

## **Proposition C**

Shall Section 7.1 of the City Charter be amended to designate that the councilmember elected to the At-Large position shall serve as the Mayor?

## **Measure C**

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. The Councilmember elected to the at large position shall also serve as the Mayor. ~~A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council.~~ The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all



ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

### **Proposition D**

Shall Section 7.1 of the City Charter be amended to require that all meetings of the City Council shall be held within the City of Taylor?

### **Measure D**

#### **Sec. 7.1. - Generally**

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council. The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. All City Council meetings presided over by the Mayor or Mayor Pro Tem in their duties as an elected official shall be held within the city limits of the City of Taylor. The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

**PASSED and APPROVED** by the City Council of the City of Taylor this the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brandt Rydell, Mayor

ATTEST:

\_\_\_\_\_  
Dianna McLean, City Clerk



## ***City Council Meeting January 25, 2024 Transmittal Letter***

### STRATEGIC PILLAR

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

**Agenda Item #:** 10

**Agenda Title:** Introduce Ordinance 2024-06 calling a special election for the purpose of amending the City Charter, Sec. 6.4, polling places in the City limits

**Council Action to be taken:** First reading.

**Department Submitted:** City Management

**Staff Contact:** Jeff Jenkins, Deputy City Manager

### **1. PURPOSE/DESCRIPTION**

To order a special election to be held in the city of Taylor on Saturday, May 4, 2024, for the purpose of amending section 6.4 of the city charter.

### **2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

Currently Section 6.4 (Polling places) of the City Charter states:

The polling place for the election of City Councilmembers will be at a convenient location within each respective district. For all other elections the City Council may from time to time, create and designate such polling places within the City as may be deemed proper.

The City of Taylor contracts with Williamson County Elections Department to hold the city's May elections. This ordinance adds Proposition F to the May ballot, changing Section 6.4 of the Charter to reflect establishing polling places consistent with the requirements of state law to assist the county in selecting and staffing polling locations in Taylor.

#### **Proposition F**

Shall Section 6.4 of the City Charter be amended to require the City Council to establish polling places consistent with the requirements of state law?

#### **Measure F**

Sec. 6.4. - Polling places.

Polling places shall be established by the City Council consistent with the requirements of state law.



The polling place for the election of City Councilmembers will be at a convenient location within each respective district. For all other elections the City Council may from time to time, create and designate such polling places within the City as may be deemed proper.

|                         |
|-------------------------|
| <b>3. PROS and CONS</b> |
|-------------------------|

| <u>PROS</u> | <u>CONS</u> |
|-------------|-------------|
| •           | •           |

|                          |
|--------------------------|
| <b>4. RECOMMENDATION</b> |
|--------------------------|

First reading.

|                          |
|--------------------------|
| <b>5. FUNDING SOURCE</b> |
|--------------------------|

N/A

|                    |
|--------------------|
| <b>6. TIMELINE</b> |
|--------------------|

Last day to call for the May 4, 2024 election is February 16, 2024.

|                                                  |
|--------------------------------------------------|
| <b>7. OTHER OPTIONS (In order of preference)</b> |
|--------------------------------------------------|

N/A

|                       |
|-----------------------|
| <b>8. ATTACHMENTS</b> |
|-----------------------|

10a. [Ordinance 2024-06](#)

**ORDINANCE NO. 2024-06**

**AN ORDINANCE ORDERING A SPECIAL ELECTION TO BE HELD IN THE CITY OF TAYLOR, TEXAS, ON SATURDAY, MAY 4, 2024, FOR THE PURPOSE OF AMENDING SECTION 6.4 OF THE CITY CHARTER.**

**WHEREAS**, Section 9.004, Texas Local Government Code authorizes the City Council to order an election on amendments to the charter.

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

1. A special election is hereby ordered to be held in the City of Taylor, Texas, on Saturday, May 4, 2024, for the purpose of considering an amendment to Section 6.4 of the City Charter.
2. This special election shall be held in conjunction with the City's general election on the same date.
3. The following measure, with underlined language being additions (added) to the Charter and strike-through language being deletions (~~deleted~~) from the Charter, shall be submitted to the qualified voters of the City in accordance with Section 9.004 of the Texas Local Government Code and other applicable laws.

**Proposition F**

Shall Section 6.4 of the City Charter be amended to require the City Council to establish polling places consistent with the requirements of state law?

**Measure F**

Sec. 6.4. - Polling places.

Polling places shall be established by the City Council consistent with the requirements of state law.

~~The polling place for the election of City Councilmembers will be at a convenient location within each respective district. For all other elections the City Council may from time to time, create and designate such polling places within the City as may be deemed proper.~~

**PASSED and APPROVED** by the City Council of the City of Taylor this the \_\_\_\_ day of \_\_\_\_\_, 2024.



---

Brandt Rydell, Mayor

ATTEST:

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Dianna McLean, City Clerk

DRAFT



# ***City Council Meeting***

## ***January 25, 2024***

### ***Transmittal Letter***

**Agenda Item #:**

11

**Agenda Title:**

**Hold a Public Hearing and introduce Ordinance 2024 -08, PZ 2023 -1972 regarding a request for a special use permit for a short term rental without a full time, on site operator at 2300 Grace Street.**

#### 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, Assistant City Manager

#### **1. PURPOSE/DESCRIPTION**

The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full time, on-site operator in the P3 (Neighborhood) place type.

The new Land Development Code (LDC), allows lodging (short-term rental), by right, if there is a full time, on-site operator in the P3 (Neighborhood) place type. In this case, a Special Use Permit is required as there is no full time, on-site operator for the short-term rental use at this property, (section 5.2.2.1 (1) (c) of the LDC).

#### **2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

The applicant has been operating the property as a short-term rental without the appropriate zoning. Staff are not aware of any previous complaints (for example, in terms of noise, disturbance to local residents or parking problems) about the use of this property as a short-term rental. At this time, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of section 5.9 of the LDC.

At the Planning and Zoning Commission meeting, there was discussion between the property owner, local residents, Commissioners and staff about the positive and negative impacts of short term rentals. The Commission recommended approval for a three year period, so that the use and its impacts on the neighborhood could be monitored. Any renewal of the special use permit would include a review of legitimate code enforcement complaints made in the intervening three year period.



### 3. PROS and CONS

| <u>PROS</u>                                                                                                                                                                                                                                                                                                        | <u>CONS</u>                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Consistent with the 5 big ideas in the Comprehensive Plan.</li><li>• Bringing more properties into conformity with the zoning regulations</li><li>• Flexibility for the property owner</li><li>• Adds to the variety of lodging options for visitors to the City</li></ul> | <ul style="list-style-type: none"><li>• Will take time for the community and staff to acclimate to the new code.</li><li>• Potential negative impacts on the local residents if short term renters are not considerate of neighbors (performance and compatibility standards).</li></ul> |

### 4. RECOMMENDATION

At their January 9, 2024, meeting the Planning and Zoning Commission made a recommendation to approve the request but that the special use permit expires after 3 years.

### 5. FUNDING SOURCE

N/A

### 6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – January 9, 2024

City Council public hearing and ordinance introduction – January 25, 2024

City Council consideration of ordinance approval – February 8, 2024

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

N/A

### 8. ATTACHMENTS

- 11a. [Staff Report on special use permit requests](#)
- 11b. [Letter of Intent from owner](#)
- 11c. [Location map, Current zoning map, Notification map](#)
- 11d. [Ordinance 2024-08](#)
  - 11d.1 Exhibit A - [Survey](#)
  - 11d.2 Exhibit B – [Proposed zoning](#)
- 11e. [Staff Presentation](#)

**City of Taylor**  
**PZ-2023-1972**  
**Special Use Permit**  
**Staff Report**

**Item Details**

|                           |                                                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject Property:</b>  | 2300 Grace St.                                                                                                                                                                                                                   |
| <b>Total Acreage:</b>     | Approximately 0.45 acres                                                                                                                                                                                                         |
| <b>Legal Description:</b> | Approximately 0.45 acres of land, generally located at 2300 Grace St., more particularly described by the Williamson Central Appraisal District Parcel R018004, Smith W C, Block 9, Lot 12-13, Taylor, Williamson County, Texas. |
| <b>Applicant:</b>         | Scott White, Taylor TX Vacation Homes                                                                                                                                                                                            |
| <b>Property Owner(s):</b> | Scott White, Carnotaurus, LLC Series 2300 Grace                                                                                                                                                                                  |
| <b>Request:</b>           | A request to obtain a Special Use Permit to use the property as lodging (short-term rental) without a full time, on-site operator.                                                                                               |
| <b>Case History:</b>      | This is the first hearing of this request.                                                                                                                                                                                       |

**Overview of Applicant's Request & Background**

The subject property is a 2,481 square foot home located south of Mallard Lane, and east of Meadow Lane. The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full time, on-site operator. Due to the new Land Development Code (LDC), the Place Type zoning for this property is P3 – Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (section 5.2.2.1 (1) (c)).

The current zoning is Place Type P3 - Neighborhood which generally includes lower density residential areas.

**Location:**

The subject property is located at 2300 Grace St south of Mallard Lane, and east of Meadow Lane.

**Physical and Natural Features:**

The subject property consists of 0.45 acre corner lot found in an established neighborhood of large lots consisting of three bedrooms and three baths with a fenced backyard.



**Growth Sector Designations:**

The Infill Neighborhood Sector (G-4) consists of areas within the City that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density

**Future Land Use and Zoning Designations:**

The subject property was assigned the Future Land Use designation of Neighborhood Infill that represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood oriented retail and services.

The subject property is currently zoned Place Type P3 - Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (section 5.2.2.1 (1) (c). This district generally includes low-density residential areas.

The surrounding properties are:

| <b>Direction</b> | <b>Zoning District</b> | <b>Growth Sector</b>                 | <b>Future Land Use</b> | <b>Existing Land Use</b> |
|------------------|------------------------|--------------------------------------|------------------------|--------------------------|
| <b>North</b>     | P3<br>Neighborhood     | Infill<br>Neighborhood<br>Sector G-4 | Neighborhood<br>Infill | Single Family home       |
| <b>South</b>     | P3<br>Neighborhood     | Infill<br>Neighborhood<br>Sector G-4 | Neighborhood<br>Infill | Single Family home       |
| <b>East</b>      | P3<br>Neighborhood     | Infill<br>Neighborhood<br>Sector G-4 | Neighborhood<br>Infill | Single Family home       |
| <b>West</b>      | P3<br>Neighborhood     | Infill<br>Neighborhood<br>Sector G-4 | Neighborhood<br>Infill | Single Family home       |

**Transportation**

The subject property gains access off Mallard Lane and Meadow Lane.

**Utilities**

The subject property is located within the City of Taylor water CCN. There is 6-inch water line located Grace St. subject property is located within the city's CCN for wastewater services and there is a 6-inch wastewater line located on Grace St.

### **Public Notification**

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the SUP request. Twenty-five (25) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 24, 2023.

### **Staff Analysis**

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

The applicant has been operating the property as a short-term rental without the appropriate zoning and staff are not aware of any previous complaints (for example, in terms of noise, disturbance to local residents or parking problems) about the use of this property as a short-term rental. At this time, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of section 5.9 of the LDC.

### **Staff Recommendation**

For the reasons stated in the staff analysis, staff recommends approval of the requested Special Use Permit.

### **Planning and Zoning Commission Recommendation**

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

#### **Is the Special Use Permit consistent with the Comprehensive Plan?**

- The Special Use Permit request is consistent with the Comprehensive Plan.

#### **Is the Special Use Permit compatible with the surrounding area?**

- The use is compatible with the area.

#### **Does the Special Use Permit promote the public health, safety, or general welfare?**

- Staff analysis determined that the subject property is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the area.

#### **Do current conditions indicate that a Special Use Permit is necessary?**

- Conditions do indicate that a Special Use Permit is necessary to allow lodging without a full-time, on-site operator.



**Attachments:**

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Notification Map
5. Draft Ordinance
  - a. Exhibit A – Survey
  - b. Exhibit B – Zoning Map

# Specific Use Permit Letter of Intent

## Short-Term Rental at 2300 Grace St, Taylor, TX 76574

November 8, 2023

Prepared by:

Scott White, owner-operator, Taylor TX Vacation Homes

Phone: 512-413-2543

Email: [taylor.tx.vacation.homes@gmail.com](mailto:taylor.tx.vacation.homes@gmail.com)

Website: [taylor.tx.vacation.homes.com](http://taylor.tx.vacation.homes.com)

Airbnb listing for this property: <https://airbnb.com/h/small-town-big-house>

Thank you for the opportunity to provide operational info for the proposed short-term rental Specific Use Permit for the P3 property at 2300 Grace St in Taylor.

We have operated a short-term rental at this location since July 2022, hosted more than 110 stays there, and received solid 5-star reviews from our guests (across 62 ratings). We have hosted many construction crews working on Samsung and local infrastructure projects, film crews working on local shoots, and family groups in town for weddings, reunions, rodeos, athletic events, dove hunting, and more.

Immediately upon opening this location, we notified the City of Taylor, and followed the then-current procedure to correctly complete City registration. At the property, we prominently display the required Hotel Occupancy Tax certificate. We've made all regular monthly hotel tax payments to the City on time, totaling more than \$5,200 thus far. We're also in compliance with State of Texas hotel tax regulations.

As local Taylor residents, we take a hands-on approach to managing this property, personally inspecting it after every guest stay and immediately resolving any maintenance issues. We use a significant amount of local labor for lawncare, housekeeping, and repairs, and try to buy consumable supplies and repair goods locally as well.



The physical layout of this property lends itself well to short-term rental use. The house is oriented at an angle on the double-sized corner lot, with a big fenced backyard. Parking is on the side, with a multi-car driveway and 2-car garage. There is a good deal of space between this house and neighboring homes.

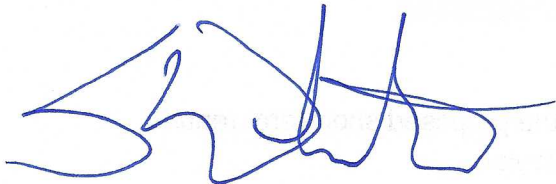
Conducting our business in a neighborly way is our top priority. We do not allow parties or pets, and our #1 house rule is to be respectful of neighbors. We screen our guests carefully, enforce overnight quiet hours, monitor the house via security cameras, and ask guests not to park in front of neighboring properties. We've had zero police incidents at the property, and none of the neighbors have raised any issues with us.

Finally, we recently consolidated our operations under the Taylor TX Vacation Homes brand, formalizing our professional, local, hands-on approach to short-term rental hosting in Taylor, and promoting Taylor tourism, events, and activities on our social media channels.

Our goal is to provide a great experience for guests, maintain respectful relations with neighbors, and operate in compliance with city and state requirements.

We hope this information helps in your consideration of this Specific Use Permit.

Thank you –



Scott White

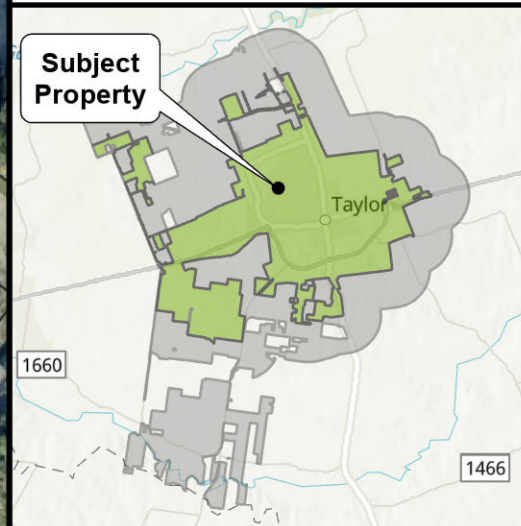




**PZ-2023-1970**

**2300 Grace St.  
Special Use Permit  
Location Map  
Approximately 0.4 acres**

-  City Limits
-  Subject Property
-  Parcels







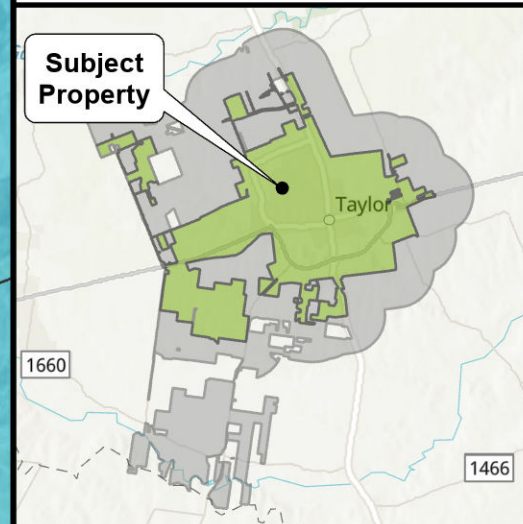
**PZ-2023-1970**

**2300 Grace St.  
Special Use Permit  
Current Zoning Map  
Approximately 0.4 acres**

-  City Limits
-  Subject Property
-  Parcels

**Place Type Zoning**

-  P3: Neighborhood



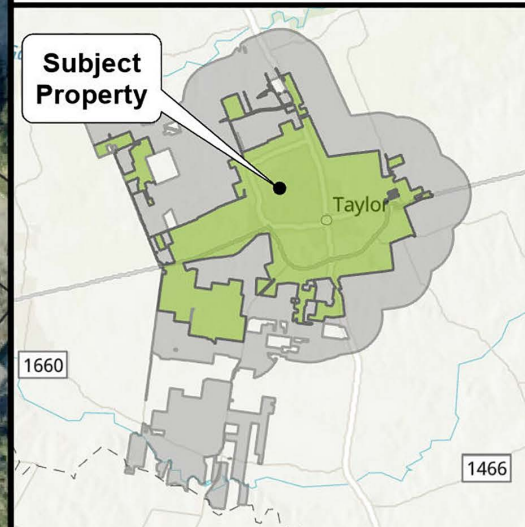
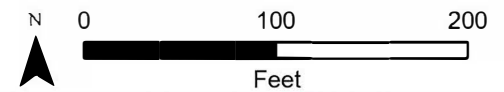




**PZ-2023-1972**

**2300 Grace St.  
Special Use Permit  
Notification Map  
Approximately 0.4 acres**

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels





## **ORDINANCE NO. 2024-08**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LODGING WITHOUT A FULL TIME ON SITE OPERATOR GENERALLY LOCATED AT 2300 GRACE ST, LEGALLY DESCRIBED AS SMITH W C, BLOCK 9, LOT 12 -13, APPROXIMATELY 0.45 ACRES OF LAND, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCEL R018004, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.**

**WHEREAS**, the Taylor City Council conducted a public hearing on January 25, 2024, 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 request a Special Use Permit for Lodging without a full time on site operator, which is a use required to obtain a Special Use Permit to grant approval within the P3 (Neighborhood) place type; and

**WHEREAS**, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 9, 2024, to consider the Special Use Permit request, and recommended a approval of the Special Use Permit with a three (3) year term; and

**WHEREAS**, the City Council, after the public hearing, approves the request for the Special Use Permit.

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

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

**SECTION 2.** The Property is approved for a Special Use Permit for a Lodging use without a full time, on site operator.

**SECTION 3.** The Official Zoning map of the City of Taylor, Texas, is changed to show the Special Use Permit for the Property as shown in Exhibit “B” attached hereto for all purposes.

**SECTION 4.** This Ordinance will expire three (3) years from the date of adoption of this Ordinance and will be reviewed for neighborhood compatibility at that time. Any renewal of this Special Use Permit will require approval from the City Council and the City Council shall review and address any code enforcement issues related to the operation of the lodging use reported in the intervening three (3) years, if any.

**SECTION 5.** All other items and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

**SECTION 6.** Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

**SECTION 7.** In accordance with Article VIII of the City Charter, Ordinance 2024-08 was introduced before the Taylor City Council on the 25<sup>th</sup> day of January 2024.

PASSED, APPROVED, and ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brandt Rydell, Mayor

ATTEST:

\_\_\_\_\_  
Dianna McLean, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Schroeder,  
City Attorney

#### CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-08, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ 2024, 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 \_\_\_\_\_ 2024.

\_\_\_\_\_  
Dianna McLean  
City Clerk



**EXHIBIT A**  
**(Legal Description/Survey)**

EXHIBIT B

(Zoning Map)



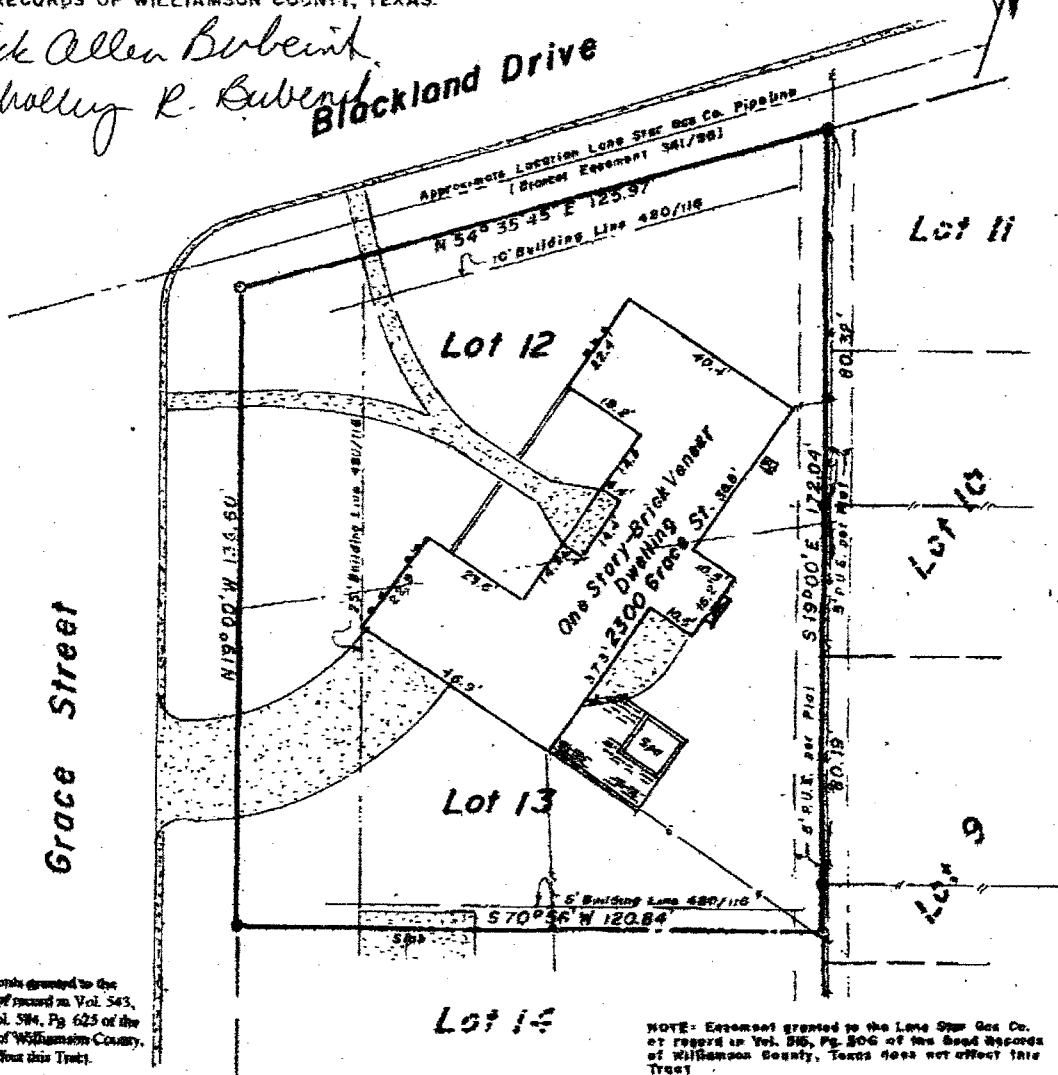
JOB NO. 462

PERIMETER DESCRIPTION:            ATTACHED  
                                  X NOT REQUIRED

SCALE: 1" = 30'  
LEGEND: IRON PIN FOUND —●—  
IRON PIN SET ———●——

Nick Allen Burbink  
Schelling R. Burbink **B10**

Blackland Drive



NOTE: Documents granted to the City of Taylor are found in Vol. 543, Pg. 143 and Vol. 584, Pg. 625 of the Deed Records of Williamson County. Taxes do not affect this Trust.

NOTE: Easement granted to the Lone Star Gas Co. et regard in Vol. 515, Pg. 506 of the deed records of Williamson County, Texas does not affect this tract.

I, R. T. MAGNESS, JR., REGISTERED  
PROFESSIONAL LAND SURVEYOR, DO HEREBY  
CERTIFY THAT THE ABOVE PLAT CORRECTLY  
REPRESENTS THE PROPERTY AS DETERMINED BY  
AN ON-THE-GROUND SURVEY PERFORMED UNDER  
MY SUPERVISION AND DIRECTION ON THE 18<sup>TH</sup>  
DAY OF NOVEMBER, 19 98; THE  
PROPERTY PLATTED HEREON IS CORRECT AND  
THERE ARE NO APPARENT DISCREPANCIES,  
CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE  
CONFLICTS, ENCRoACHMENTS, oVERLAPPING OF  
IMPROVEMENTS,  
VISIBLE UTILITY  
LINES OR ROADS IN  
PLACE, EXCEPT AS  
SHOWN HEREON,  
AND SAID PROPERTY  
HAS ACCESS TO AND  
FROM A DEDICATED  
ROADWAY, EXCEPT  
AS SHOWN HEREON.

FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE  
ADMINISTRATION'S FLOOD HAZARD MAP FOR WILLIAMSON  
COUNTY, TEXAS, COMMUNITY NO 48491 C EFFECTIVE DATE  
OF SEPT. 27, 1991 AND THAT MAP INDICATES THAT THIS  
PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD  
AREA) AS SHOWN ON PANEL Q256 C OF SAID MAP.  
WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL  
FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY  
THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE  
FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS,  
GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY  
BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD  
STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE  
SURVEYOR.

R. T. MAGNESS, JR.  
ENGINEER — SURVEYOR  
P.O. BOX 381  
TAYLOR, TEXAS  
76574

LNT GF NO. 98020299

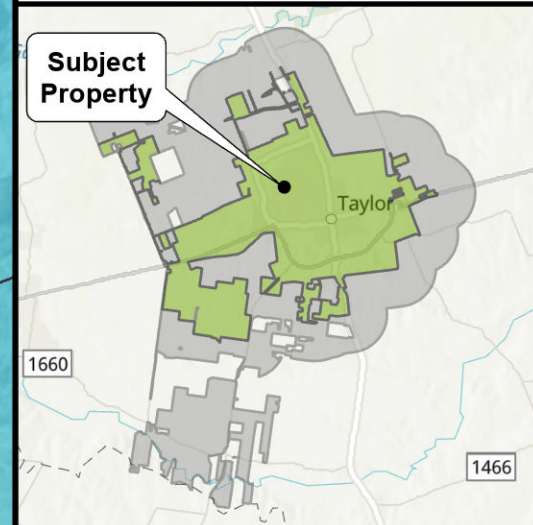
512-863-6052



## PZ-2023-1970

**2300 Grace St.  
Special Use Permit  
Proposed Zoning Map  
Approximately 0.4 acres**

-  City Limits
-  Subject Property
-  Parcels
-  Special Use Permit
- Place Type Zoning**
  -  P3: Neighborhood





# City of Taylor City Council

January 25, 2024



**PZ-2023-1972**

2300 Grace St. - Special Use Permit





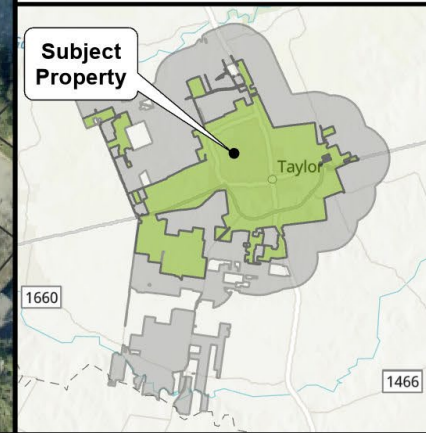
# Location Map



**PZ-2023-1972**

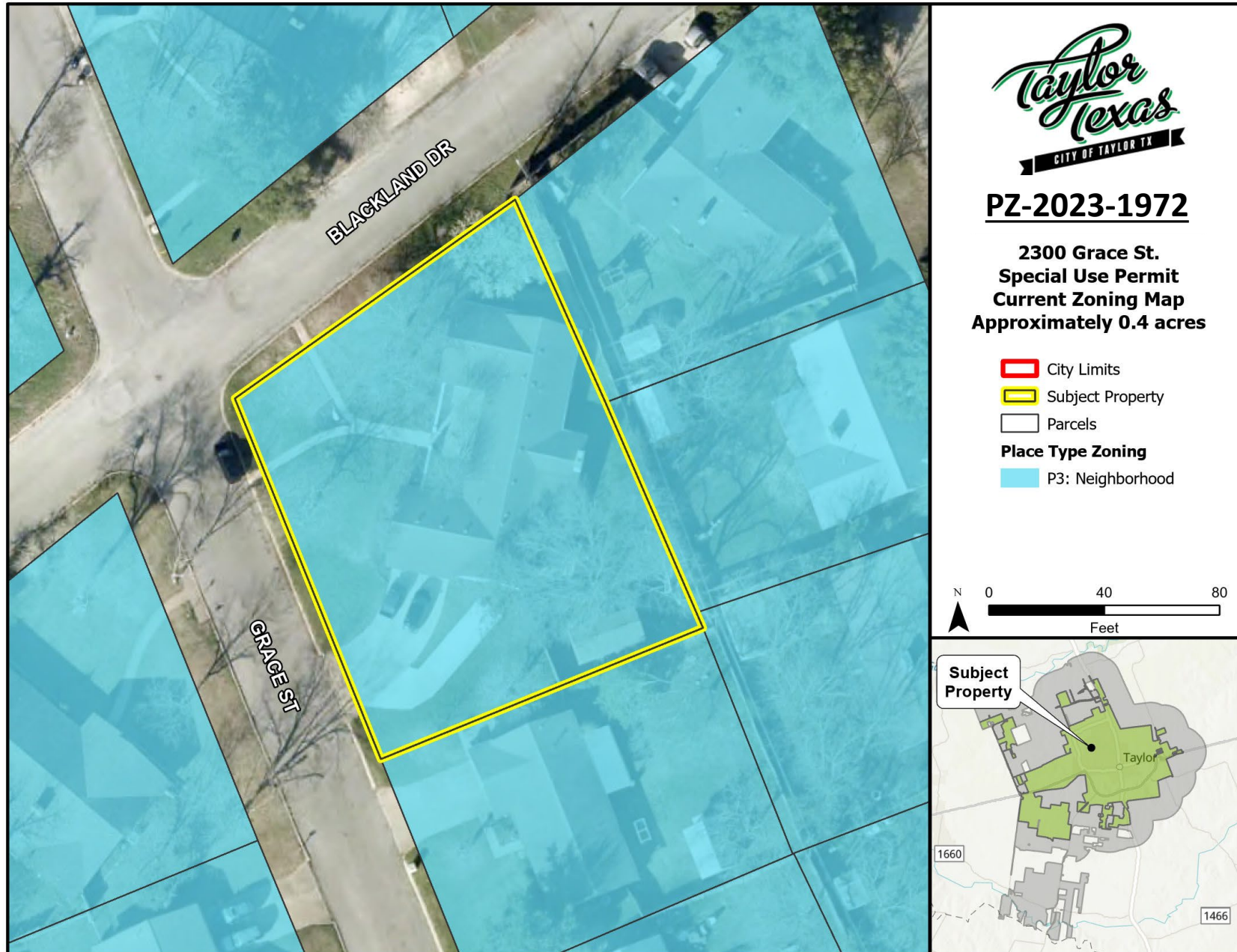
**2300 Grace St.  
Special Use Permit  
Location Map  
Approximately 0.4 acres**

-  City Limits
-  Subject Property
-  Parcels



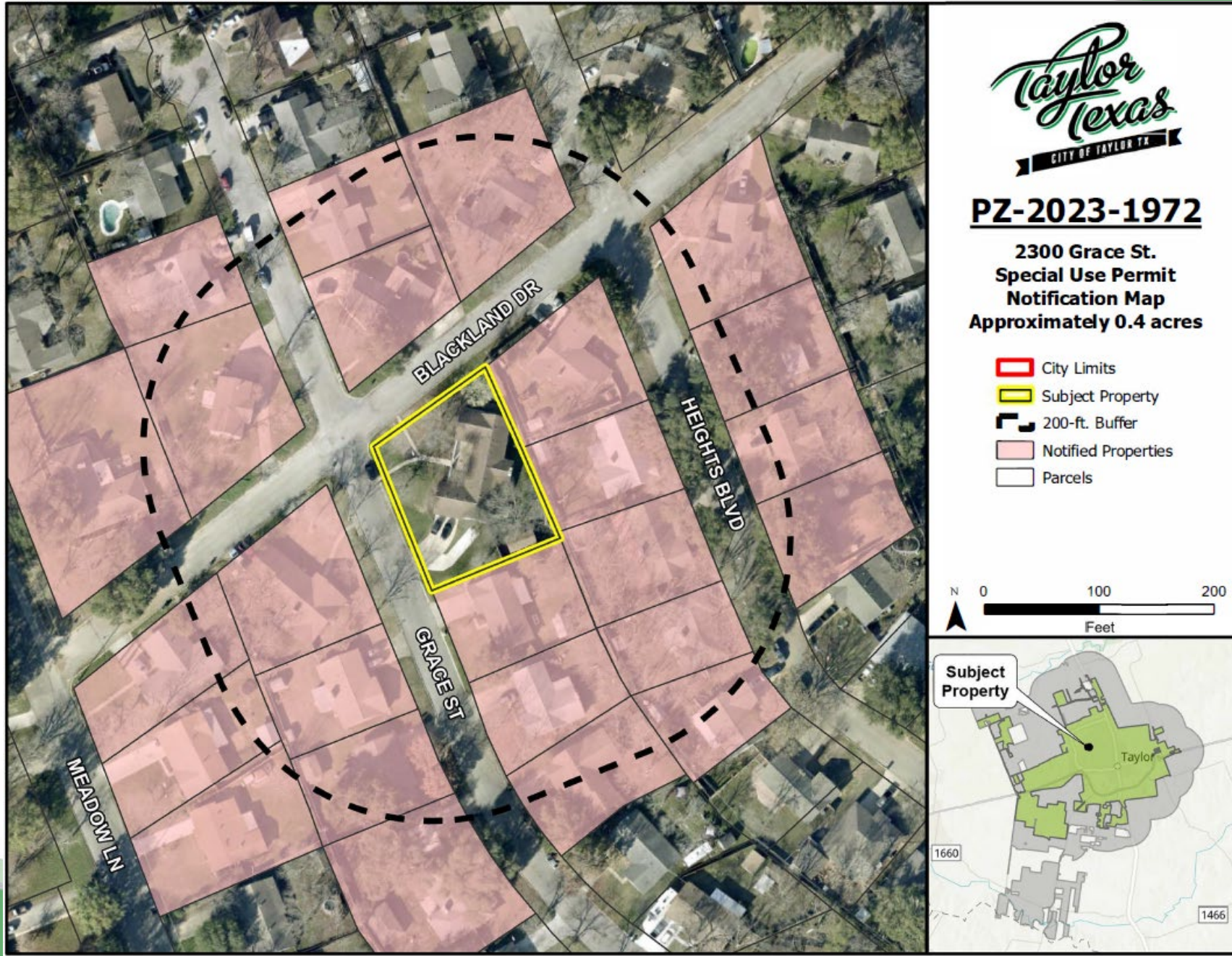


# Current Place Type Zoning





# Notification Map



# Planning & Zoning Recommendation

Planning and Zoning Commission recommends **Approval** of the Special Use Permit for a **3 year period** to allow the owner to use the property as a short-term rental without a full-time, on-site operator at 2300 Grace St.





# ***City Council Meeting***

## ***January 25, 2024***

### ***Transmittal Letter***

**Agenda Item #:**

12

**Agenda Title:**

**Hold a Public Hearing and introduce Ordinance 2024-09, PZ 2023 -1973 regarding a request for a special use permit for a short term rental without a full time, on site operator at 1816 Eckhardt Street.**

#### 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, Assistant City Manager

#### **1. PURPOSE/DESCRIPTION**

The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full time, on-site operator in the P3 (Neighborhood) place type.

The new Land Development Code (LDC), allows lodging (short-term rental), by right, if there is a full time, on-site operator in the P3 (Neighborhood) place type. In this case, a Special Use Permit is required as there is no full time, on-site operator for the short-term rental use at this property, (section 5.2.2.1 (1) (c) of the LDC).

#### **2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

The applicant has been operating the property as a short-term rental without the appropriate zoning. Staff are not aware of any previous complaints (for example, in terms of noise, disturbance to local residents or parking problems) about the use of this property as a short-term rental. At this time, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of section 5.9 of the LDC.

At the Planning and Zoning Commission meeting, there was discussion between property owner, local residents, Commissioners and staff about the positive and negative impacts of short term rentals. The Commission recommended approval for a three year period, so that the use and its impacts on the neighborhood could be monitored. Any renewal of the special use permit would include a review of legitimate code enforcement complaints made in the intervening three year period.

### 3. PROS and CONS

| <u>PROS</u>                                                                                                                                                                                                                                                                                                        | <u>CONS</u>                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Consistent with the 5 big ideas in the Comprehensive Plan.</li><li>• Bringing more properties into conformity with the zoning regulations</li><li>• Flexibility for the property owner</li><li>• Adds to the variety of lodging options for visitors to the City</li></ul> | <ul style="list-style-type: none"><li>• Will take time for the community and staff to acclimate to the new code.</li><li>• Potential negative impacts on the local residents if short term renters are not considerate of neighbors (performance and compatibility standards).</li></ul> |

### 4. RECOMMENDATION

At their January 9, 2024, meeting the Planning and Zoning Commission made a recommendation to approve the request but that the special use permit expires after 3 years.

### 5. FUNDING SOURCE

N/A

### 6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – January 9, 2024

City Council public hearing and ordinance introduction – January 25, 2024

City Council consideration of ordinance approval – February 8, 2024

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

N/A

### 8. ATTACHMENTS

- 12a. [Staff Report on special use permit requests](#)
- 12b. [Letter of Intent from owner](#)
- 12c. [Location map, Current zoning map, Notification map](#)
- 12d. [Ordinance 2024-09](#)
  - 12d.1 Exhibit A - [Survey](#)
  - 12d.2 Exhibit B – [Proposed zoning](#)
- 12e. [Staff Presentation](#)



**City of Taylor**  
**PZ-2023-1973**  
**Special Use Permit**  
**Staff Report**

**Item Details**

|                           |                                                                                                                                                                                                                                                 |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject Property:</b>  | 1816 Eckhardt St.                                                                                                                                                                                                                               |
| <b>Total Acreage:</b>     | Approximately 0.2 acres                                                                                                                                                                                                                         |
| <b>Legal Description:</b> | Approximately 0.2 acres of land, generally located at 1816 Eckhardt St., more particularly described by the Williamson Central Appraisal District Parcel R017041, Eckhardt R. J. Tract, Block 1, Lot 2(W/PT), Taylor, Williamson County, Texas. |
| <b>Applicant:</b>         | Scott White, Taylor TX Vacation Homes                                                                                                                                                                                                           |
| <b>Property Owner(s):</b> | Kevin Oman, Oman Clark Trust                                                                                                                                                                                                                    |
| <b>Request:</b>           | A request to obtain a Special Use Permit to use the property as lodging (short-term rental) without a full time, on-site operator.                                                                                                              |
| <b>Case History:</b>      | This is the first hearing of this request.                                                                                                                                                                                                      |

**Overview of Applicant's Request & Background**

The subject property is a 874 square foot home located north of Lake Dr., and west of Meadow Lane. The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full time, on-site operator. Due to the new Land Development Code (LDC), the Place Type zoning for this property is P3 – Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (section 5.2.2.1 (1) (c)).

The current zoning is Place Type P3 - Neighborhood which generally includes lower density residential areas.

**Location:**

The subject property is located at 1816 Eckhardt St. north of Lake, and west of Meadow Lane consisting of two bedrooms and one bath.

**Physical and Natural Features:**

The subject property consists of 0.2 acre corner lot found in an established neighborhood of small sized homes.

### **Growth Sector Designations:**

The Infill Neighborhood Sector (G-4) consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density

### **Future Land Use and Zoning Designations:**

The subject property was assigned the Future Land Use designation of Neighborhood Infill that represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood-oriented retail and services.

The subject property is currently zoned Place Type P3 Neighborhood that does not allow short-term rentals. This district generally includes low-density residential areas.

The surrounding properties are:

| <b>Direction</b> | <b>Zoning District</b> | <b>Growth Sector</b>                 | <b>Future Land Use</b> | <b>Existing Land Use</b> |
|------------------|------------------------|--------------------------------------|------------------------|--------------------------|
| <b>North</b>     | P3:<br>Neighborhood    | Infill<br>Neighborhood<br>Sector G-4 | Neighborhood<br>Infill | Single Family Homes      |
| <b>South</b>     | P3:<br>Neighborhood    | Infill<br>Neighborhood<br>Sector G-4 | Neighborhood<br>Infill | Single Family Homes      |
| <b>East</b>      | P3:<br>Neighborhood    | Infill<br>Neighborhood<br>Sector G-4 | Neighborhood<br>Infill | Single Family Homes      |
| <b>West</b>      | P3:<br>Neighborhood    | Infill<br>Neighborhood<br>Sector G-4 | Neighborhood<br>Infill | Single Family Homes      |

### **Transportation**

The subject property gains access off Lake Dr. and Meadow Lane.

### **Utilities**

The subject property is located within the City of Taylor water CCN. There is a 4-inch water line located on Eckhardt St. Subject property is located within the city's CCN for wastewater services and there is a 6 inch wastewater line located on Eckhardt St.



## **Public Notification**

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Fourteen (14) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 24, 2023.

## **Staff Analysis**

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

The applicant has been operating the property as a short-term rental without the appropriate zoning and staff are not aware of any previous complaints (for example, in terms of noise, disturbance to local residents or parking problems) about the use of this property as a short-term rental. At this time, the short-term rental of this property by this applicant appears to be in compliance with the performance and compatibility standards of section 5.9 of the LDC.

## **Staff Recommendation**

For the reasons stated in the staff analysis, staff recommends approval of the requested Special Use Permit.

## **Planning and Zoning Commission Recommendation**

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

### **Is the Special Use Permit consistent with the Comprehensive Plan?**

- The Special Use Permit request is consistent with the Comprehensive Plan.

### **Is the Special Use Permit compatible with the surrounding area?**

- The use is compatible with the area.

### **Does the Special Use Permit promote the public health, safety, or general welfare?**

- Staff analysis determined that the subject property is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the area.

### **Do current conditions indicate that a Special Use Permit is necessary?**

- Conditions do indicate that a Special Use Permit is necessary to allow lodging without a full-time, on-site operator.

## **Attachments:**

1. Letter of Intent from Applicant
2. Location Map
5. Draft Ordinance
  - a. Exhibit A – Survey
  - b. Exhibit B – Zoning Map

3. Zoning Map
4. Notification Map



# Specific Use Permit Letter of Intent

## Short-Term Rental at 1816 Eckhardt St, Taylor, TX 76574

November 8, 2023

Prepared by:

Scott White, owner-operator, Taylor TX Vacation Homes

Phone: 512-413-2543

Email: [taylorxvacationhomes@gmail.com](mailto:taylorxvacationhomes@gmail.com)

Website: [taylorxvacationhomes.com](http://taylorxvacationhomes.com)

On behalf of:

Alice Clark & Kevin Oman, property owners

Thank you for the opportunity to provide operational info for the proposed short-term rental Specific Use Permit for the P3 property at 1816 Eckhardt St in Taylor.

This would be a new short-term rental. The 874 sf, 1 bedroom, 1 bath house would host groups of up to 3 guests on one queen bed and one sofa bed. The house is located on a corner lot with parking on the side and no neighbors behind, making it an ideal location for a short-term rental. We believe it will be popular with contractors working on the Samsung project and other local infrastructure, as well as small families in town for weddings, reunions, and area events.

The house is owned by Taylor residents Alice Clark and Kevin Oman, who live just a few blocks away.

It would be managed by Taylor TX Vacation Homes (TTVH), which has operated short-term rentals in Taylor since July 2022. The company is locally owned and operated, and has hosted more than 130 stays across two properties, with a solid 5-star guest score on Airbnb and zero police incidents or issues raised by neighbors.

We wish to not only obtain the Specific Use Permit, but also register with the city so we can regularly pay hotel tax. The property would additionally register with the State of Texas and pay required state hotel tax.

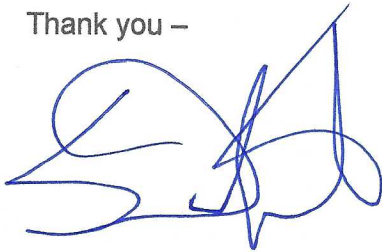
As local Taylor residents, we would take a hands-on approach to managing this property, personally inspecting it after every guest stay and immediately resolving any maintenance issues. TTVH uses a significant amount of local labor for lawncare, housekeeping, and repairs, and tries to buy consumable supplies and repair goods locally as well.

Conducting our business in a neighborly way is our top priority. We will not allow parties or pets, and our #1 house rule is to be respectful of neighbors. We screen our guests carefully, enforce overnight quiet hours, monitor the house via security cameras, and ask guests not to park in front of neighboring properties.

Our goal is to provide a great experience for guests, maintain respectful relations with neighbors, and operate in compliance with city and state requirements.

We hope this information helps in your consideration of this Specific Use Permit.

Thank you –

A handwritten signature in blue ink, appearing to be 'S. White', with a stylized, overlapping loop structure.

Scott White

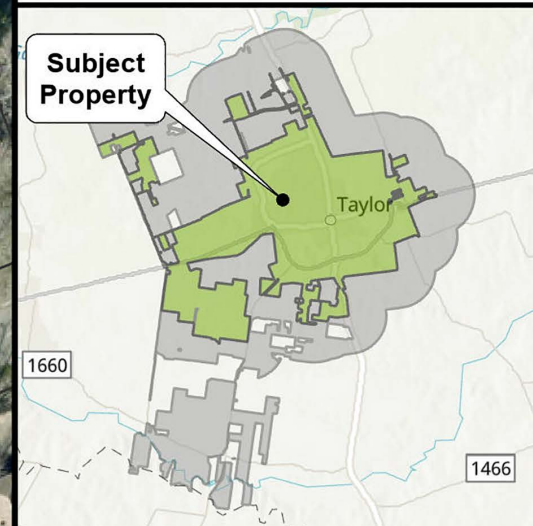
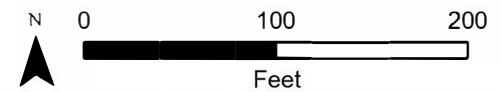




**PZ-2023-1973**

**1816 Eckhardt St.  
Special Use Permit  
Location Map  
Approximately 0.2 acres**

-  City Limits
-  Subject Property
-  Parcels







## PZ-2023-1970

1816 Eckhardt St.  
Special Use Permit  
Current Zoning Map  
Approximately 0.2 acres

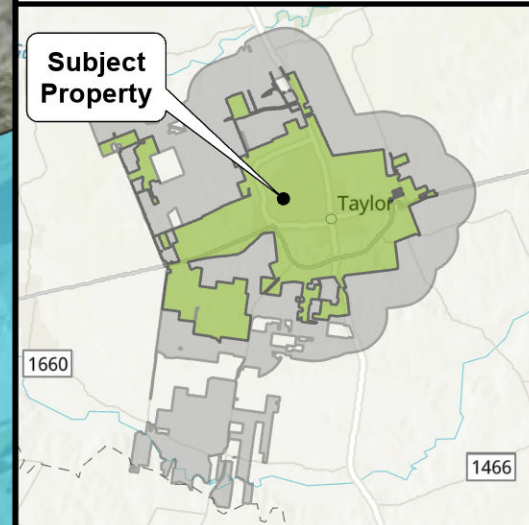
- City Limits
- Subject Property
- Parcels

### Overlay Zoning

- P1: Nature

### Place Type Zoning

- R2.5: Large Lot
- P3: Neighborhood



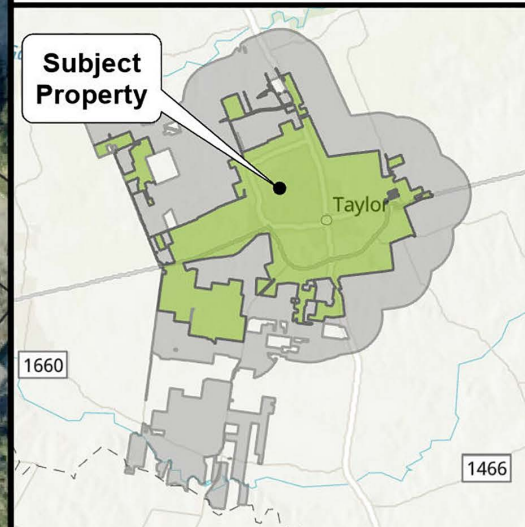
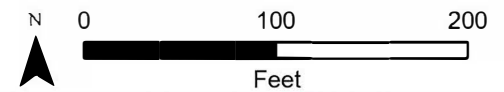




**PZ-2023-1972**

**2300 Grace St.  
Special Use Permit  
Notification Map  
Approximately 0.4 acres**

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels





## **ORDINANCE NO. 2024-09**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LODGING WITHOUT A FULL TIME ON SITE OPERATOR GENERALLY LOCATED AT 1816 ECKHARDT, LEGALLY DESCRIBED AS ECKHARDT R J TRACT, BLOCK 1, LOT 2(W/PT) APPROXIMATELY 0.2 ACRES OF LAND, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R017041, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.**

**WHEREAS**, the Taylor City Council conducted a public hearing on January 25, 2024, 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 request a Special Use Permit for Lodging without a full time on site operator, which is a use required to obtain a Special Use Permit to grant approval within the P3 (Neighborhood) place type; and

**WHEREAS**, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 9, 2024, to consider the Special Use Permit request, and recommended approval of the Special Use Permit with a term of three (3) years; and

**WHEREAS**, the City Council, after the public hearing, approves the request for the Special Use Permit.

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

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

**SECTION 2.** The Property is approved for a Special Use Permit for a Lodging use without a full time on site operator.

**SECTION 3.** The Official Zoning map of the City of Taylor, Texas, is changed to show the Special Use Permit for the Property as shown in Exhibit “B” attached hereto for all purposes.

**SECTION 4.** This Ordinance will expire three (3) years from the date of adoption of this Ordinance and will be reviewed for neighborhood compatibility at that time. Any renewal of this Special Use Permit will require approval from the City Council and the City Council shall review and address any code enforcement issues related to the operation of the lodging use reported in the intervening three (3) years, if any.

**SECTION 5.** All other items and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.



**SECTION 6.** Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

**SECTION 7.** In accordance with Article VIII of the City Charter, Ordinance 2024-09 was introduced before the Taylor City Council on the 25<sup>th</sup> day of January 2024.

PASSED, APPROVED, and ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brandt Rydell, Mayor

ATTEST:

\_\_\_\_\_  
Dianna McLean, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Schroeder,  
City Attorney

#### CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-09, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ 2024, 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 \_\_\_\_\_ 2024.

\_\_\_\_\_  
Dianna McLean  
City Clerk

**EXHIBIT A**  
**(Legal Description/Survey)**



EXHIBIT B

(Zoning Map)

F.C.: PO/WP

NO SURVEY RELATED MATTERS LISTED.

BEARINGS CITED HEREON BASED ON  
TEXAS STATE PLANE COORDINATE  
SYSTEM, NORTH AMERICAN DATUM  
1983/93, TEXAS CENTRAL ZONE.

FENCE TIES (FT) WITH A PLUS (+) SIGN  
INDICATE FENCE INSIDE THE PROPERTY LINE.  
FENCE TIES (FT) WITH A MINUS (-) SIGN  
INDICATE FENCE OUTSIDE THE PROPERTY LINE.

PAGE 2 OF 2

## EXHIBIT TO ACCOMPANY FIELD NOTES

| LEGEND                                                |                                                    |
|-------------------------------------------------------|----------------------------------------------------|
| ●                                                     | 1/2" IRON ROD FOUND WITH ILLEGIBLE ORANGE CAP      |
| ○                                                     | 1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS INC." |
| ///                                                   | PAVEMENT                                           |
| ■                                                     | FENCE POST                                         |
| ==                                                    | WOOD FENCE                                         |
| AC                                                    | AIR CONDITIONER                                    |
| TV                                                    | CABLE TV                                           |
| CO                                                    | CLEANOUT                                           |
| E                                                     | ELECTRIC                                           |
| M                                                     | MAILBOX                                            |
| T                                                     | TELEPHONE                                          |
| WM                                                    | WATER METER                                        |
| ( )                                                   | RECORD INFORMATION                                 |
| CONC.                                                 | CONCRETE                                           |
| R.O.W.                                                | RIGHT-OF-WAY                                       |
| OFFICIAL PUBLIC RECORDS OF<br>WILLIAMSON COUNTY TEXAS |                                                    |



FENCE TIES (FT) WITH A PLUS (+) SIGN  
INDICATE FENCE INSIDE THE PROPERTY LINE.  
FENCE TIES (FT) WITH A MINUS (-) SIGN  
INDICATE FENCE OUTSIDE THE PROPERTY LINE.

| LEGEND     |                                                     |
|------------|-----------------------------------------------------|
| ●          | 1/2" IRON ROD FOUND WITH ILLEGIBLE ORANGE CAP       |
| ○          | 1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS INC."  |
| ///        | PAVEMENT                                            |
| ■          | FENCE POST                                          |
| —//—       | WOOD FENCE                                          |
| AC         | AIR CONDITIONER                                     |
| EN         | CABLE TV                                            |
| CO         | CLEANOUT                                            |
| ET         | ELECTRIC                                            |
| M          | MAILBOX                                             |
| T          | TELEPHONE                                           |
| WM         | WATER METER                                         |
| ( )        | RECORD INFORMATION                                  |
| CONC.      | CONCRETE                                            |
| R.O.W.     | RIGHT-OF-WAY                                        |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS |
| P.R.W.C.   | PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS            |

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**PZ-2023-1970**

**1816 Eckhardt St.  
Special Use Permit  
Proposed Zoning Map  
Approximately 0.2 acres**

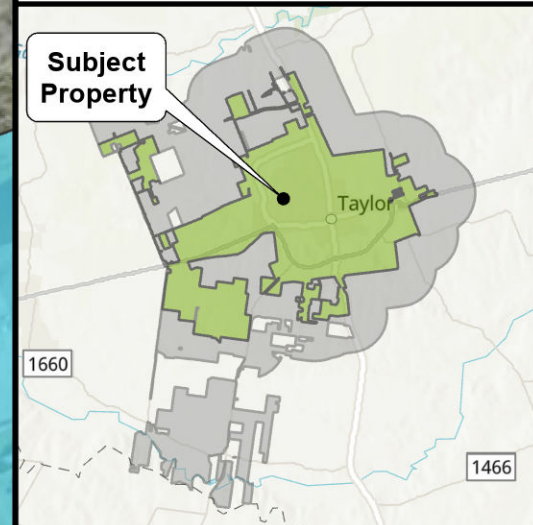
- City Limits
- Subject Property
- Parcels
- Special Use Permit

**Overlay Zoning**

- P1: Nature

**Place Type Zoning**

- R2.5: Large Lot
- P3: Neighborhood





# City of Taylor City Council

January 25, 2024



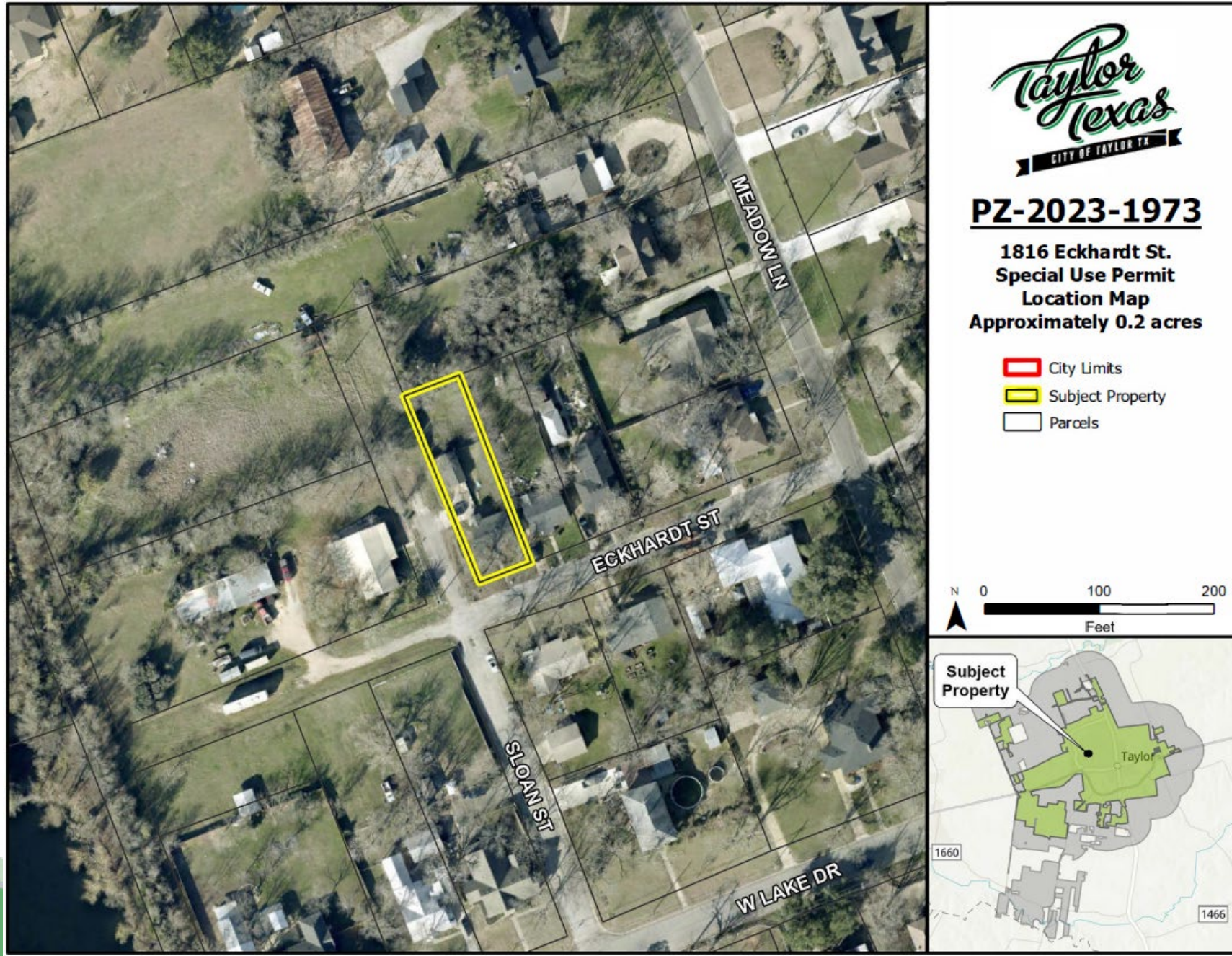
**PZ-2023-1973**

1816 Eckhardt - Special Use Permit



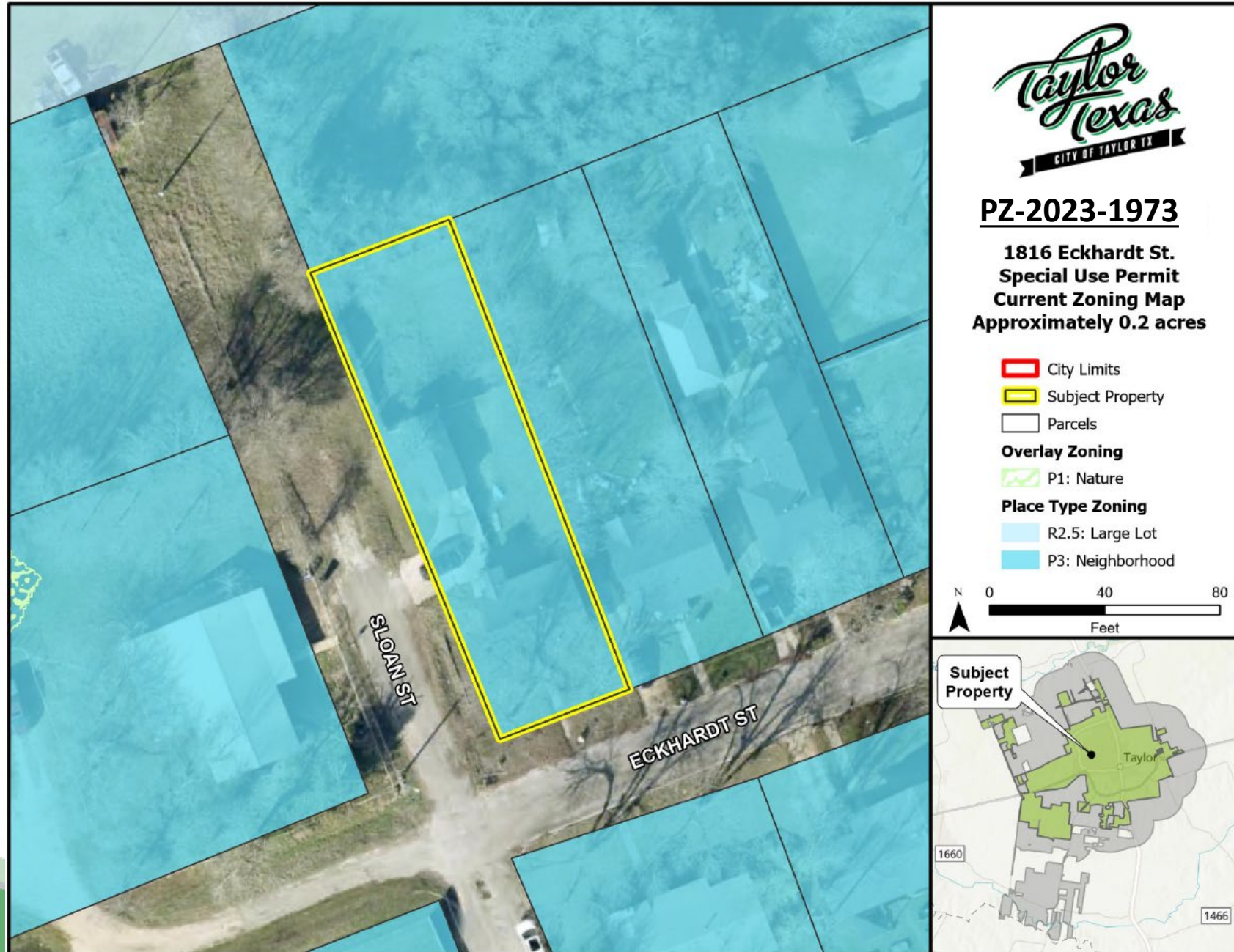


# Location Map



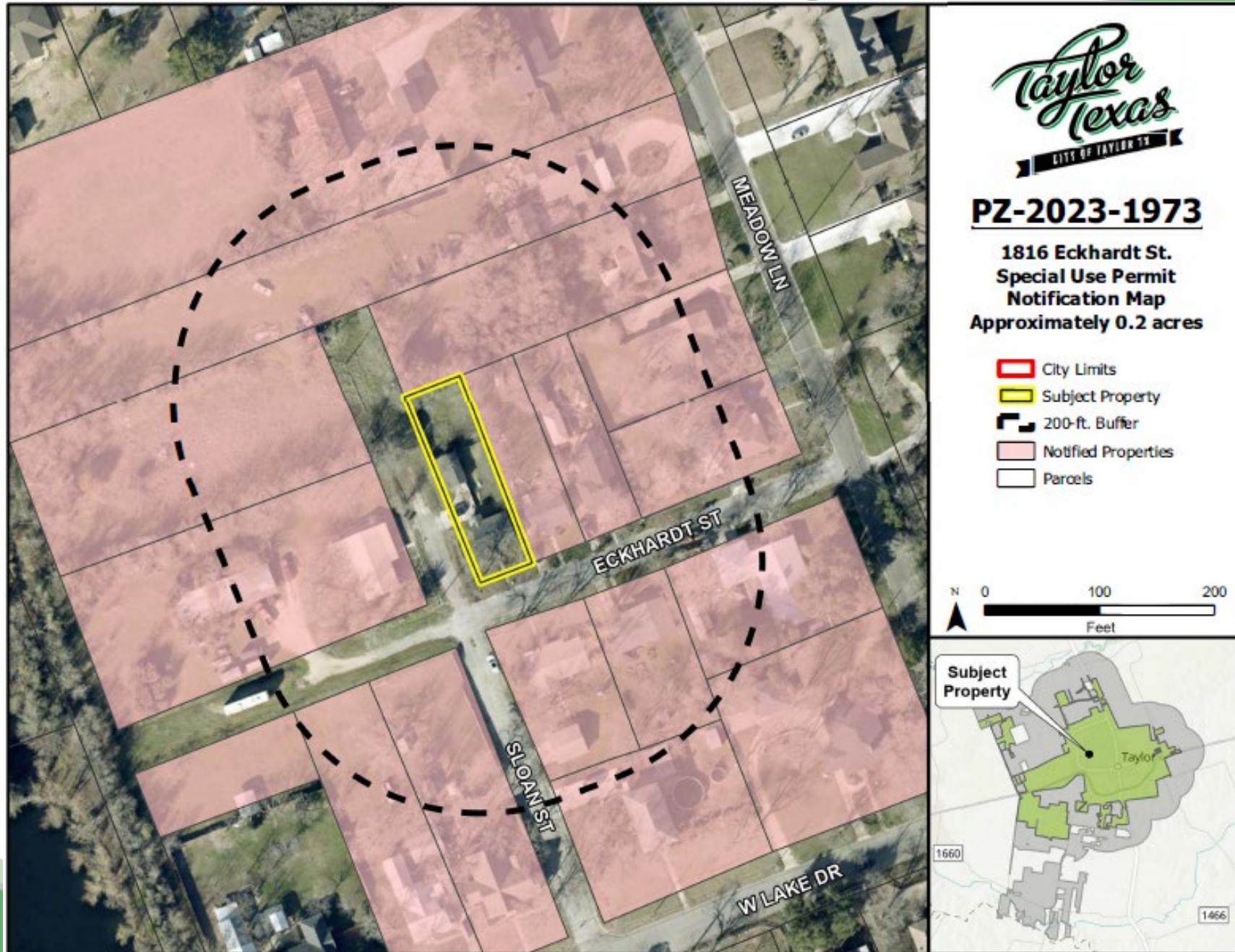


# Current Place Type Zoning





# Notification Map



# Planning & Zoning Commission Recommendation

Planning and Zoning Commission recommends Approval of the Special Use Permit for a **3 year period** to allow the owner to use the property as a short-term rental without a full-time, on-site operator at 1816 Eckhardt St.





# ***City Council Meeting***

## ***January 25, 2024***

### ***Transmittal Letter***

#### STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

**Agenda Item #:** 13

**Agenda Title:** **Hold a Public Hearing and introduce Ordinance 2024 -10, PZ 2023 -1957 regarding requests to change place type zoning at 2 different lots.**

**Council Action to be taken:** Hold Public Hearing and introduce ordinance

**Department Submitted:** Development Services

**Staff Contact:** Tom Yantis, Assistant City Manager

#### **1. PURPOSE/DESCRIPTION**

Consider requests from individual property owners to change the designated place type zoning districts for their properties in the Land Development Code.

#### **2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

This is the third tranche of place type change requests which were received after the second City wide consultation on the new Land Development Code. The Land Development Code was adopted in November 2023.

There is an individual report for each change request.

Further tranches of place type change requests will be brought to the Planning and Zoning Commission and the City Council as new change requests are received. During the next six months following the adoption of the Land Development Code these change requests will be processed free of charge to property owners.

### 3. PROS and CONS

| <u>PROS</u>                                                                                                                                                                                                                                                                                                           | <u>CONS</u>                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Consistent with the 5 big ideas in the Comprehensive Plan.</li><li>• Implementation of the community's vision to return to a historic pattern of walkable, mixed used neighborhoods.</li><li>• Bringing more properties into conformity with the zoning regulations</li></ul> | <ul style="list-style-type: none"><li>• Will take time for the community and staff to acclimate to the new code.</li></ul> |

### 4. RECOMMENDATION

At their January 9, 2024, meeting the Planning and Zoning Commission made a recommendation on each of the individual place type zoning change requests. The Commission's recommendations are recorded on each individual change request.

### 5. FUNDING SOURCE

N/A

### 6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – January 9, 2024

City Council public hearing and ordinance introduction – January 25, 2024

City Council consideration of ordinance approval – February 8, 2024

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

N/A

### 8. ATTACHMENTS

13a. [Staff Report on 2 individual place type change requests](#)

13b. [Location Map](#)

13c. [Staff Presentation](#)

13d. [Ordinance 2024 –10](#)

13d.1 Exhibit A - [Place Type Change Requests](#)



**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Agenda No.</b>              | 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Address/Location:</b>       | 2010 N. Main Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Legal Description:</b>      | AW0495 Pharrass, J.Sur., (R019569)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Date Submitted:</b>         | 12/11/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Current Place Type:</b>     | P5 – Urban Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Requested Place Type:</b>   | P3 – Neighborhood                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Future Land Use:</b>        | Market Center: Community                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Requestor:</b>              | Albina Kerlin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Staff Analysis:</b>         | <p>The requestor has not provided a reason for the change request.</p> <p>The existing property appears to be a residential homestead. The P5 Place Type does not permit detached residential dwellings. However, the requestor can continue to live in the existing residential house as a legal non-conforming structure. The place type zoning limitation on a detached dwelling would only become effective if the property was redeveloped at some time in the future or if the structure required maintenance that exceeded 50% of its value.</p> <p>The P5 Urban Center place type regulates the highest intensity of development in the Land Development Code. P5 was assigned to all properties with the Market Center: Community future land use designation. Most of N. Main Street has this land use designation due to the high traffic volume nature of N. Main Street as a Community Boulevard.</p> <p>A change to the P3 – Neighborhood Place Type for one lot along N. Main Street is inconsistent with the future land use plan for this area.</p> |
| <b>Staff Recommendation:</b>   | Denial of the request. Property at 2010 N. Main Street to remain P5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>P&amp;Z Recommendation:</b> | Denied change to P3 but recommended change to Place Type P4 at 2010 N Main Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**Attachments**

1. Location Map

**City of Taylor  
Place Type Change Request  
Staff Report**

**Item Details**

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Agenda No.</b>              | 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Address/Location:</b>       | 1111 W. 3 <sup>RD</sup> Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Legal Description:</b>      | Doak Addition, Block 53, Lot 3 (R016635)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Date Submitted:</b>         | 12/12/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Current Place Type:</b>     | P5 – Urban Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Requested Place Type:</b>   | P4 – Mix                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Future Land Use:</b>        | Market Center: Community                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Requestor:</b>              | Alejandro Torres Herrera                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Staff Analysis:</b>         | <p>The requestor states he owns the existing house at 1109 W. 3<sup>rd</sup> Street and the adjoining lot at 1111 W. 3<sup>rd</sup> St. The requestor is wanting to build a single family home on the lot at 1111 W 3<sup>rd</sup> St.</p> <p>The P5 Place Type does not permit detached residential dwellings. The proposed P4 Place Type designation would, however, allow a detached residential dwelling to be built on this vacant lot. On this stretch of W 3<sup>rd</sup> St., (between Annie St and Shaw St.), the existing lots and dwellings front onto W 3<sup>rd</sup> St. These lots also have a rear alley which runs east to west. The rear alley could be used to delineate the transition between P5 and P4. The P4 Place Type is considered to be, appropriate in this location.</p> |
| <b>Staff Recommendation:</b>   | Approval of Place Type P4 at 1111 W 3 <sup>rd</sup> Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>P&amp;Z Recommendation:</b> | Approval of Place Type P4 at 1111 W 3 <sup>rd</sup> Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

**Attachments**

1. Location Map

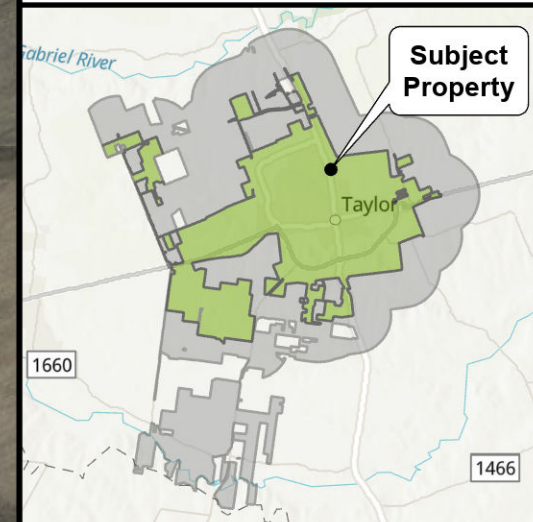




**PZ-2023-1957**

**2010 N Main St.  
Place Type Change Request  
Location Map  
Approximately 1.9 acres**

-  City Limits
-  Subject Property
-  Parcels







**PZ-2023-1957**

**1111 W 3rd St.  
Place Type Change Request  
Location Map  
Approximately 0.2 acres**

-  City Limits
-  Subject Property
-  Parcels





# City of Taylor City Council

January 25, 2024



# **PZ-2023-1957**

## Place Type Zoning Change Requests



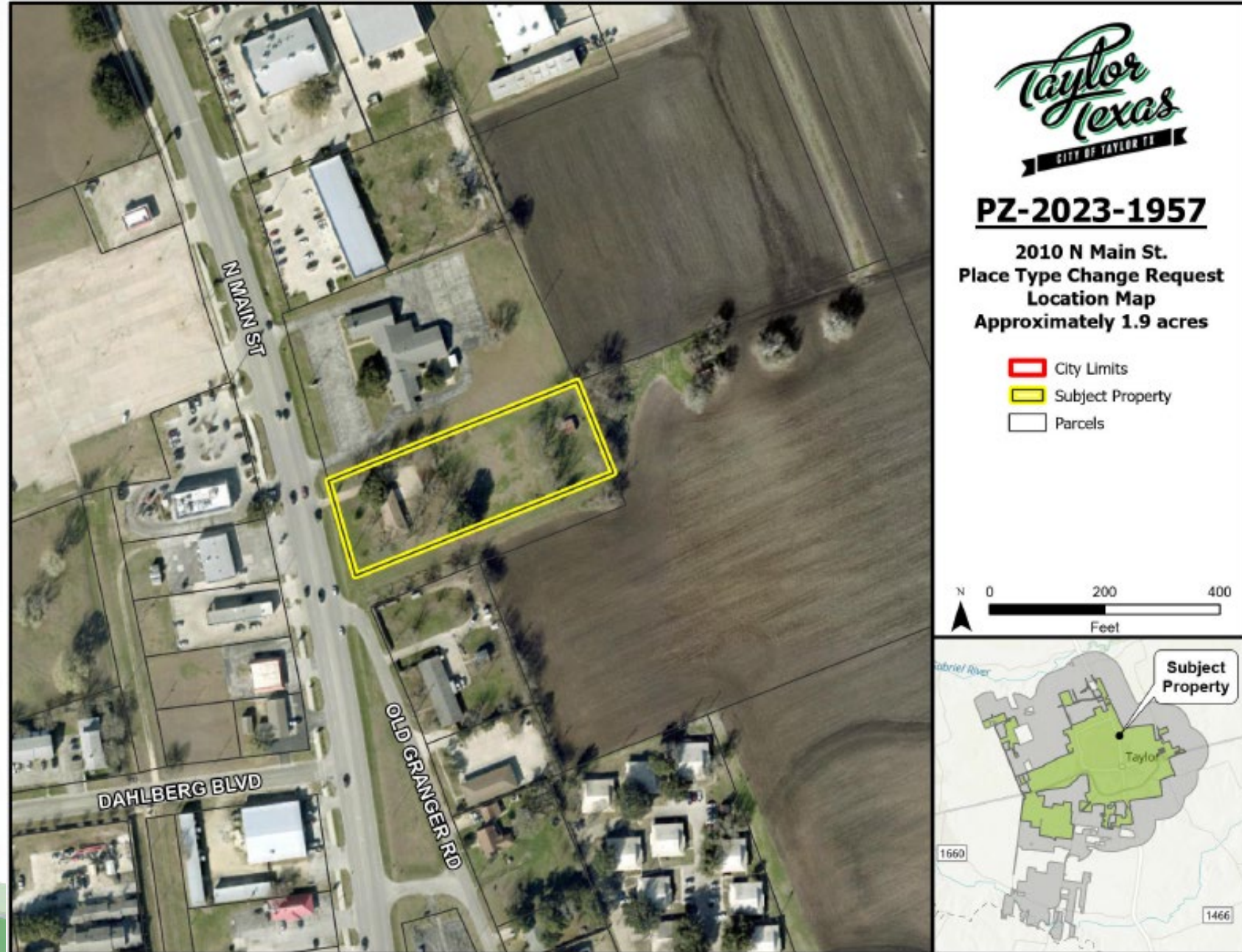
# **PZ-2023-1957: 2010 N Main**

## **Place Type Zoning Change Requests**

# Location Map

Current Place Type:  
P5 – Urban Center

Requested Place  
Type:  
P3 - Neighborhood





# Staff Recommendation

Staff recommends Denial of the Place Type Change Request from P5- Urban Center to P3- Neighborhood.

Planning and Zoning Commission **recommended a change to P4** – Mix place type for 2010 N Main St

# **PZ-2023-1957: 1111 W. 3<sup>rd</sup> St.**

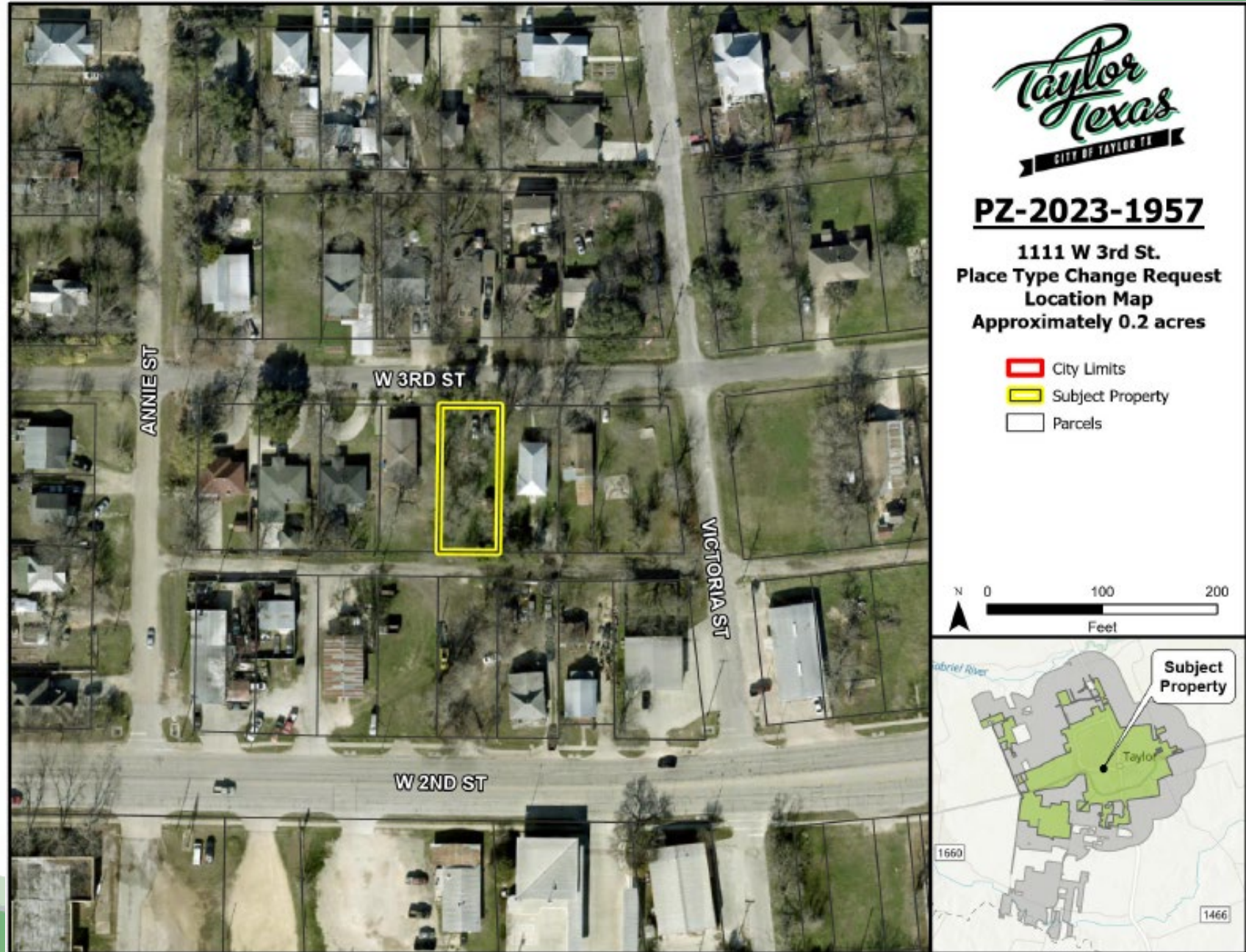
Place Type Zoning Change Requests



# Location Map

**Current Place Type:**  
P5 – Urban Center

**Requested Place Type:**  
P4- Mix



# Staff Recommendation

Staff recommends Approval of the Place Type Change Request from P5- Urban Center to P4- Mix.

Planning and Zoning Commission recommended **approval to P4** – Mix place type at 1111 W 3<sup>rd</sup> St.



## **ORDINANCE NO. 2024-10**

**AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTIES, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS: R019569 (GENERALLY LOCATED AT 2010 NORTH MAIN STREET) FROM P5 (URBAN CENTER) TO P4 (MIX) AND R016635 (GENERALLY LOCATED AT 1111 WEST 3RD STREET) FROM P5 (URBAN CENTER) TO P4 (MIX); AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.**

**WHEREAS**, the Taylor City Council conducted a public hearing on January 25, 2024, to consider the requests made by the applicants, whose properties are legally described in Exhibit “A” the Place Type Change Forms attached hereto and incorporated by reference herein for all purposes (“Properties”), to change the place type zoning as described above; and

**WHEREAS**, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 9, 2024, to consider the place type zoning requests, and recommended approval of the place type zoning changes to the City Council; and

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

**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 place type zoning changes of the Properties are changed from:

Place Type Zoning District P5 (Urban Center) to P4 (Mix) at 2010 North Main Street

Place Type Zoning District P5 (Urban Center) to P4 (Mix) at 1111 West 3<sup>rd</sup> Street

**SECTION 3.** The official place type zoning map of the City of Taylor, Texas, is changed to show the Properties place type zoning as described in Section 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 2024-10 was introduced before the Taylor City Council on the 25th day of January 2024.

PASSED, APPROVED, and ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brandt Rydell, Mayor

ATTEST:

\_\_\_\_\_  
Dianna McLean, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Schroeder,  
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-10, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ 2024, 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 \_\_\_\_\_ 2024.

\_\_\_\_\_  
Dianna McLean  
City Clerk



DRAFT

**EXHIBIT A**  
**(Place Type Change Request Forms)**

# Proposed Place Type Zoning Change Request Form



(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Albina Kerlin

Address for the proposed zoning change: 2010 North Main

Phone: 512-771-5642 E-mail: kl-kerlin@yahoo.com

## Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

## Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Albina Kerlin Signature: Albina Kerlin Date: 12/11/23

Owner Name 2: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [planning@taylortx.gov](mailto:planning@taylortx.gov)

Uploaded 12/57  
2023 12/12/23



# Proposed Place Type Zoning Change Request Form



(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Alejandro Torres Herrera

Address for the proposed zoning change: 1109 W. 3rd St. Taylor, TX

Phone: 512/803-1849 E-mail: marciann.yip@gmail.com

## Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

☒ P5 - Urban Center

EC - Employment Center

CS - Civic Space

## Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

☒ P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

### Reason for the Proposed Place Type Zoning Change Request:

I own 1109 and 1111 W. 3rd St. here in Taylor and I am wanting to build a single family home on 1111 W. 3rd.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request.

(please check box)

Owner Name 1: Alejandro Torres Herrera Signature: [Signature] Date: 12-12-23

Owner Name 2: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

\* Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to [development@cityoftaylor.com](mailto:development@cityoftaylor.com)

uploaded 20231957  
12/12/23  
cm



# City Council Meeting

## January 25, 2024

### Transmittal Letter

#### STRATEGIC PILLAR

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

**Agenda Item #:** 14

**Agenda Title:** Hold a public hearing and introduce Ordinance 2024-07 annexing a parcel of land, consisting of approximately 1.688 acres, located south of US79, east of CR 3349, and west of CR 401.

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

**Department Submitted:** Development Services

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

#### 1. PURPOSE/DESCRIPTION

This agenda item provides for the voluntary annexation of the Samsung property as anticipated and documented in the development agreement between Samsung and the City of Taylor.

#### 2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The County abandoned a part of a county road that is now a private road for Samsung use. When the City entered a development agreement with Samsung in 2021, Section 13.01 of the agreement calls for Samsung to petition for voluntary annexation and for the City to complete the annexation at the next available meeting.

#### 3. PROS and CONS

| <u>PROS</u>                                                                                                                                                       | <u>CONS</u> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <ul style="list-style-type: none"><li>• Completes a requirement of the development agreement</li><li>• Complete abandonment of a county road to Samsung</li></ul> |             |

#### 4. RECOMMENDATION

Staff recommends holding a public hearing and introducing Ordinance 2024-07.



|                          |
|--------------------------|
| <b>5. FUNDING SOURCE</b> |
|--------------------------|

N/A

|                    |
|--------------------|
| <b>6. TIMELINE</b> |
|--------------------|

City Council public hearing and ordinance introduction – Regular Meeting January 25, 2024.

City Council considers approval of the ordinance – Special Called Meeting February 8, 2024.

|                                                  |
|--------------------------------------------------|
| <b>7. OTHER OPTIONS (In order of preference)</b> |
|--------------------------------------------------|

N/A

|                       |
|-----------------------|
| <b>8. ATTACHMENTS</b> |
|-----------------------|

14a. [Draft Ordinance 2024-07](#)

14b. [Exhibit A – Metes and Bounds Survey](#)

14c. [Exhibit B - Service Plan](#)

14d. [Location Map](#)

## **ORDINANCE NO. 2024-07**

**AN ORDINANCE ANNEXING PART OF COUNTY ROAD 404 CONSISTING OF 1.688 ACRES THAT WAS ABANDONED HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.**

**WHEREAS**, §43.0671 of the Texas Local Government Code and the Charter of the City of Taylor, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

**WHEREAS**, the procedures prescribed by the Texas Local Government Code and Charter of the City of Taylor, Texas, and the laws of this state have been duly followed with respect to the following territory, consisting of approximately 1.688 acres, generally located south of US 79, east of CR 3349, west of CR 401 and further described in Exhibit “A”.

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

1. That the heretofore described property is hereby annexed to the City of Taylor, Williamson County, Texas, and that the boundary limits of the City of Taylor be and the same are hereby extended to include the above described territory within the city limits of the City of Taylor, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Taylor and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.
2. A service plan or agreement for the property annexed is hereby adopted and attached as exhibit “B”.

The City Clerk is hereby directed to file with the County Clerk of Williamson County, Texas, a certified copy of this ordinance.

This Ordinance shall be in full force and effect immediately upon passage.

**SECTION 6.** In accordance with Article VIII of the City Charter, Ordinance 2024-07 was introduced before the Taylor City Council on the 25<sup>th</sup> day of January 2024.



PASSED, APPROVED, and ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brandt Rydell, Mayor

ATTEST:

\_\_\_\_\_  
Dianna McLean, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Schroeder,  
City Attorney

#### CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-07, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Dianna McLean  
City Clerk

## **DESCRIPTION**

A 1.688 Acre (73,538 Square Feet), tract of land, lying within the Thomas B. Lee Survey, Abstract 800, the H.T.&B.R.R.CO Survey, Abstract 318 and the Watkins Nobles Survey, Abstract 484, Williamson County Texas, being a portion of County Road 404 as released by Williamson County Texas in Document No. 2022105501, Official Public Records of Williamson County, Texas, a portion of a called 0.81 acre tract, Tract 1 and all of a called 0.6145 acre tract, Tract 2, both conveyed to Samsung Austin Semiconductor, LLC in Document No. 2023019378, Official Public Records of Williamson County, Texas, described As Follows:

**BEGINNING**, at a 1/2" iron rod with "ATWELL" cap found on the northern line of said portion of County Road 404 as released by Williamson County Texas, the southern line of a called 164.63 acre tract, conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184270, Official Public Records of Williamson County and also being an ell corner of a called 14.37 acre tract, conveyed to Samsung Austin Semiconductor, LLC in Document No. 2022005387, Official Public Records of Williamson County, Texas;

**THENCE**, with the eastern line of said portion of County Road 404 as released by Williamson County Texas and also being the western line of said 14.37 acre tract, S 07° 58' 51" W, a distance of 55.72 feet to a 1/2" iron rod with "KC ENG" cap found for the most southern northeastern corner of said portion of County Road 404 as released by Williamson County Texas, being the southwestern corner of said 14.37 acre tract, being on the southern line of said 0.81 acre tract, being the eastern corner of said 0.6145 acre tract and also being the most eastern northwestern corner of a called 70.38 acre tract, conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184494, Official Public Records of Williamson County, Texas;

**THENCE**, with a eastern line of said portion of County Road 404 as released by Williamson County Texas, the southeastern line of said 0.6145 acre tract and also being the northwestern line of said 70.38 acre tract, with a curve to the left, an arc distance of 464.06 feet, having a radius of 370.00 feet, an angle of 71° 51' 43", and a chord bearing S 50° 50' 35" W, a distance of 434.24 feet a 1/2" iron rod with Atwell cap found for the southern corner of said 0.6145 acre tract, the most western northwestern corner of said 70.38 acre tract and also being on the eastern line of said 0.81 acre tract;

**THENCE**, with the eastern line of said 0.81 acre tract, the eastern line of said portion of County Road 404 as released by Williamson County Texas and also being the western line of said 70.38 acre tract, S 07° 17' 54" W, a distance of 1440.51 feet to a 1/2" iron rod found for the southeastern corner of said 0.81 acre tract, the southwestern corner of said 70.38 acre tract and also being the northwestern corner of a called 11.18 acre tract, conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021185096, Official Public Records of Williamson County, Texas;

**THENCE**, with the southern line of said 0.81 acre tract and also being a northern line of the remainder of County Road 404 as occupied and used by Williamson County Texas, N 82° 04' 34" W, a distance of 10.00 feet to a calculated point, being the southwestern corner of said 0.81 acre tract and also being on a eastern right of way line of said County Road 404 as occupied and used Williamson County Texas;

**THENCE**, with the western line of said 0.81 acre tract and also being a eastern line of the said remainder of County Road 404 as occupied and used by Williamson County Texas, N 07° 17' 54" E, a distance of 986.72 feet to a calculated point, being on the southern line of said County Road 404 as released by Williamson County Texas and also being on a northern right of way line of said County Road 404 as occupied and used Williamson County Texas;

**THENCE**, with the southern line of said of County Road 404 as released by Williamson County Texas and also being a northern line of the remainder of County Road 404 as occupied and used by Williamson County, N 82° 41' 49" W, a distance of 16.71 feet to a calculated point being on the approximate center line of said County Road 404 and also being in said portion of County Road 404 as released by Williamson County Texas;

**THENCE**, over and across said portion of County Road 404 as released by Williamson County Texas, N 07° 37' 22" E, a distance of 828.00 feet to a calculated point on the northern line of said portion of County Road 404 as released by Williamson County Texas and also being the southern line of said 164.63 acre tract;

**THENCE**, with the northern line of said portion of County Road 404 as released by Williamson County Texas and also being the southern line of said 164.63 acre tract, S 82° 01' 09" E, a distance of 321.87 feet to the **POINT OF BEGINNING**.

Containing 1.688 acres or 73,538 square feet, more or less.

## **BEARING BASIS NOTE**

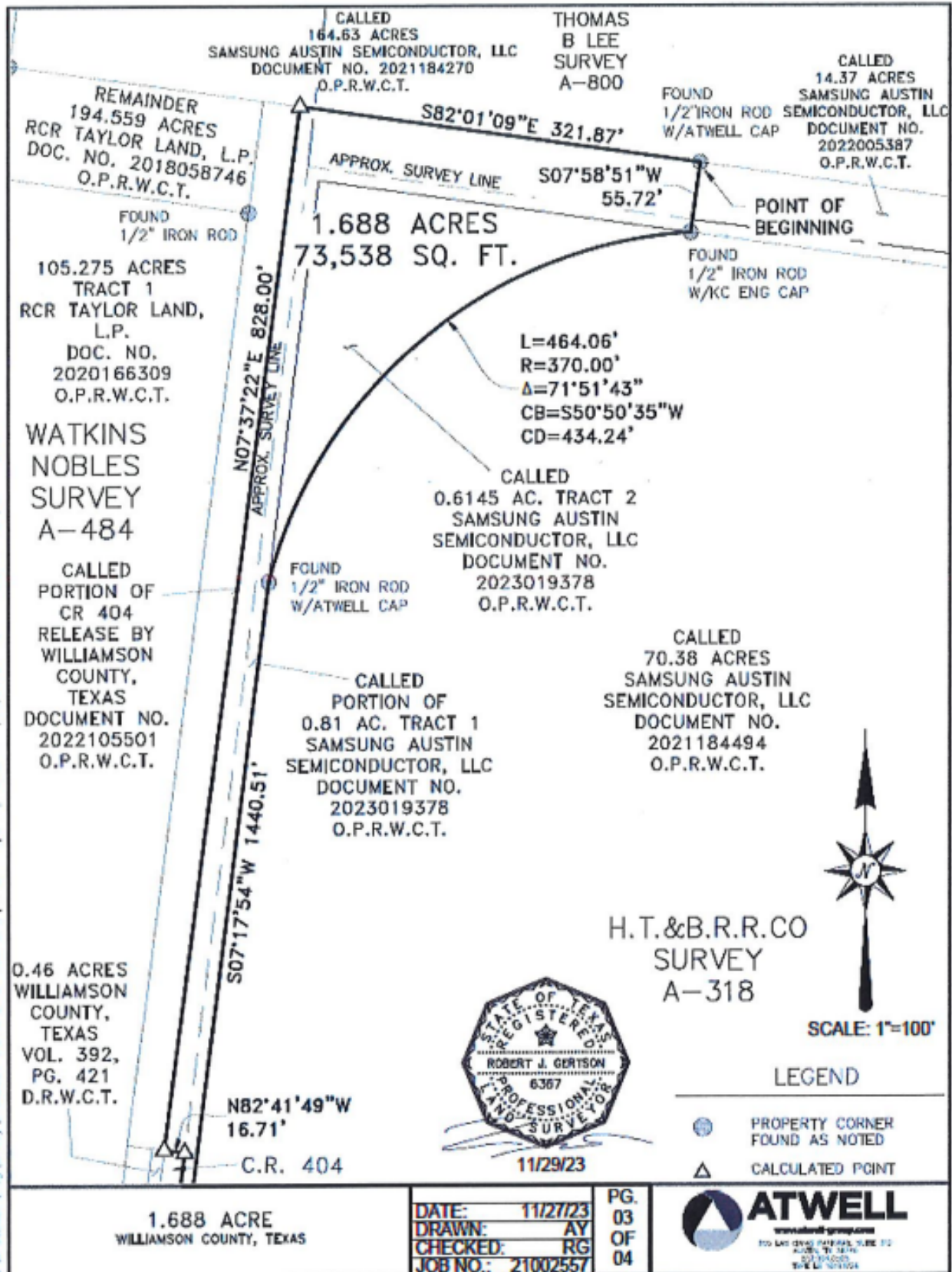


This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

Robert J. Gertson, RPLS  
Texas Registration No. 6367  
Atwell, LLC  
805 Las Cimas Parkway, Suite 310  
Austin, Texas 78746  
Ph. 512-904-0505  
TBPE LS Firms No. 10193726



11/29/2023





105.275 ACRES  
TRACT 1  
RCR TAYLOR LAND,  
L.P.  
DOC. NO.  
2020166309  
O.P.R.W.C.T.

0.46 ACRES  
WILLIAMSON  
COUNTY, TEXAS  
VOL. 392, PG. 421  
O.R.W.C.T.

WATKINS NOBLES  
SURVEY  
A-484

CALLED  
70.38 ACRES  
SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
DOCUMENT NO.  
2021184494  
O.P.R.W.C.T.

H.T.&B.R.R.CO SURVEY  
A-318

CALLED  
PORTION OF  
0.81 AC. TRACT 1  
SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
DOCUMENT NO.  
2023019378  
O.P.R.W.C.T.

1.688 ACRES  
73,538 SQ. FT.

C.R. 404

N07°17'54"E 986.72'  
S07°17'54"W 1440.51'

N82°04'34"W  
10.00'

FOUND  
1/2" IRON ROD

CALLED  
11.18 ACRES  
SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
DOCUMENT NO.  
2021185096  
O.P.R.W.C.T.



SCALE: 1"=100'

LEGEND

- PROPERTY CORNER  
FOUND AS NOTED
- CALCULATED POINT

1.688 ACRE  
WILLIAMSON COUNTY, TEXAS

DATE: 11/27/23  
DRAWN: AY  
CHECKED: RG  
JOB NO.: 21002557

PG.  
04  
OF  
04



## VOLUNTARY ANNEXATION AGREED SERVICE PLAN

This **Voluntary Annexation Service Plan** (“**Service Plan**”), which is incorporated by reference as additional terms, conditions, and provisions of that certain ***Development Agreement*** between the Parties (the “**Development Agreement**”), shall constitute, and is hereby deemed to be, the written agreement between the City of Taylor, Texas (“**City**”) and Samsung Austin Semiconductor, LLC (“**Owner**” or “**Company**”) required by Section 43.0672 of the Texas Local Government Code relating to the provision of municipal services to the Property upon enactment by the City of an ordinance annexing the Property into the City’s corporate limits in response to the Company’s voluntary petition requesting annexation (“**the Petition**”) delivered to the City pursuant to Section 43.0671 of the Texas Local Government Code. For purposes of this Service Plan, the Property, as described in Exhibit “A” to the Petition, shall be referred to as the “**Annexed Area**”.

The City will provide the Annexed Area with Municipal Services in compliance with the Texas Local Government Code in accordance with the following schedule A-J:

- A. CODE ENFORCEMENT, BUILDING INSPECTION, ETC.:** The City will provide code enforcement, building inspection services, and permit issuances to the area immediately upon annexation to the Annexed Area and in accordance with Article IV, Article V, and other applicable provisions of the Development Agreement. To the extent such services are not addressed in the Development Agreement, they shall be provided immediately upon annexation in accordance with the City’s ordinances and policies and in accordance with City budget appropriations.
- B. EMERGENCY MEDICAL SERVICES:** Emergency Medical Services will be provided to the Annexed Area by Williamson County EMS and the City’s Fire Department. Said services will be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area and in accordance with City budget appropriations.
- C. FIRE:** The City has a full-time career fire department under the direction of the Fire Chief, and Assistant Fire Chief to provide fire protection and paramedic-level emergency medical services. Upon the effective date of the annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the proposed Annexed Area in accordance with City budget appropriations.
- D. POLICE:** The City provides municipal police protection to its businesses and residents, including routine patrols throughout the City and law enforcement services upon call. Upon the effective date of the Annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Property and in accordance with City budget appropriations.



- E. WATER AND WASTEWATER SERVICE AND MAINTENANCE OF WATER AND WASTEWATER FACILITIES:** Water and wastewater service to the Annexed Area will be provided by the City in accordance with the Agreement for the Provision of Nonstandard Retail Water and Wastewater Service, dated November 15, 2022, between the City and Owner.
- F. SOLID WASTE COLLECTION:** Solid Waste Collection services will be provided to the Annexed Area upon annexation in accordance with ordinances and City policies in effect at the time of annexation and within the City's budget appropriations.
- G. MAINTENANCE OF ROADS, STREET, AND STREET LIGHTING:** The City will begin maintenance of current roads and streets within the Annexed Area upon the effective date of the Annexation except for those roads and streets located within the boundaries of the Annexed Area that are to be abandoned as public roads and streets in accordance with Section 9.02 of the Development Agreement. Such streets and roads shall be maintained in their current condition and on the same basis as other areas in the City with topography, land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Any such resurfacing or upgrade shall be made in accordance with current City policies and adopted Standard Construction Details or as approved by the City Engineer. The City will coordinate any request for street lighting with electric providers in accordance with City policy.
- H. PUBLIC LIBRARY SERVICES AND OTHER PUBLICLY OWNED FACILITIES, BUILDINGS AND SERVICES:** At this time there are no public library services in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public library and other publicly owned facilities, buildings, and services within the City on the same basis as other residents of the City upon annexation with such privileges being provided within the City budget appropriations.
- I. PARKS, PLAYGROUNDS AND OTHER PUBLIC RECREATION FACILITIES AND SERVICES:** At this time there are no parks, playgrounds, or other public recreation facilities in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public parks, playgrounds, and other recreational facilities and services of the City on the same basis as other residents of the City upon annexation and in accordance with City budget appropriations.
- J. GENERAL MUNICIPAL ADMINISTRATION:** General municipal administration services will be available to the Annexed Area upon the effective date of the Annexation. This Service Plan provides for full municipal services to the Annexed Area that are adequate to serve the Annexed Area on the same basis as municipal services are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Further, said municipal services are equal to or greater than the services and level of such services in existence in the Annexed Area immediately preceding the effective date of Annexation. This Service Plan does not constitute a right to a superior level of services in the Annexed Area; provided, however, the Parties acknowledge the Development Agreement may, in some cases, provide for the City to provide certain services at a superior level as they relate to the development and use of the Annexed Area than otherwise applicable to other property

within the City, in which case, the provisions of the Development Agreement will control. Subject to the provisions of the Development Agreement as it relates to the Annexed Area, the City retains its authority to (i) adjust programs on a city-wide basis to provide more effective services through changes in operating procedures and standards and (ii) adjust services on a city-wide basis should economic or emergency circumstances dictate.





**PZ-2023-1986**

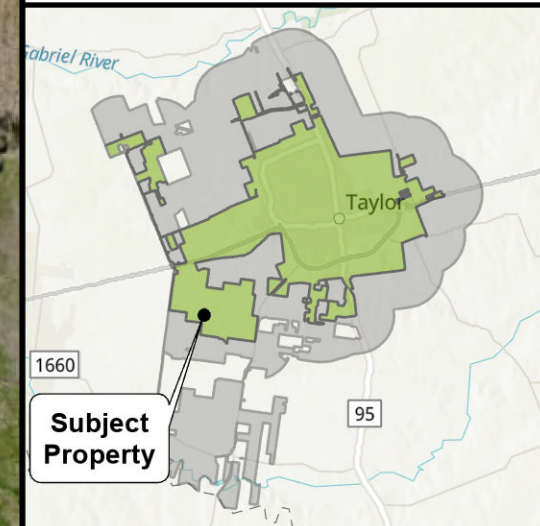
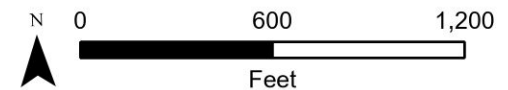
**Generally located south of  
US79, east of CR 3349 and  
west of CR 401**

**Voluntary Annexation**

**Location Map**

**Approximately 1 acre**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels





## *City Council Meeting January 25, 2024 Transmittal Letter*

### STRATEGIC PILLAR

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

**Agenda Item #:** 15  
**Agenda Title:** Receive Presentation from Brazos River Authority (BRA)

**Council Action to be taken:** Receive Presentation

**Department Submitted:** Public Works

**Staff Contact:** Jim Gray, Director of Public Works

### 1. PURPOSE/DESCRIPTION

This item is to receive an update from the Brazos River Authority (BRA) to give an overview and updates to the City regarding the East Williamson County Regional Water System.

### 2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor purchases all potable water from the Brazos River Authority (BRA), and BRA representatives will summarize the system, provide updates on capital projects, and associated timelines at the East Williamson County Regional Water Plant.

### 3. PROS and CONS

| <u>PROS</u>                                            | <u>CONS</u>                                            |
|--------------------------------------------------------|--------------------------------------------------------|
| <ul style="list-style-type: none"><li>• None</li></ul> | <ul style="list-style-type: none"><li>• None</li></ul> |

### 4. RECOMMENDATION

Receive presentation.

### 5. FUNDING SOURCE

No funding source.



|                    |
|--------------------|
| <b>6. TIMELINE</b> |
|--------------------|

No timeline.

|                                                  |
|--------------------------------------------------|
| <b>7. OTHER OPTIONS (In order of preference)</b> |
|--------------------------------------------------|

No other options.

|                       |
|-----------------------|
| <b>8. ATTACHMENTS</b> |
|-----------------------|

15a. [BRA presentation](#)



# ***Taylor City Council***

## ***East Williamson County Regional Water System Overview***

***Presented by  
Brad Brunett***

***Central & Lower Basin Region Manager***

***January 25, 2024***



**East Williamson County  
Regional Water System  
Treated Water Pipeline**

2021



**In-coming  
Raw Water  
3.6 Miles**

**EWC  
Water Treatment Plant**

**Outgoing Treated Water Pipeline  
Capacity 17.99 MGD  
3.7 Miles**

**Delivery take point for  
Jonah SUD**

**Delivery take point for  
City of Taylor**

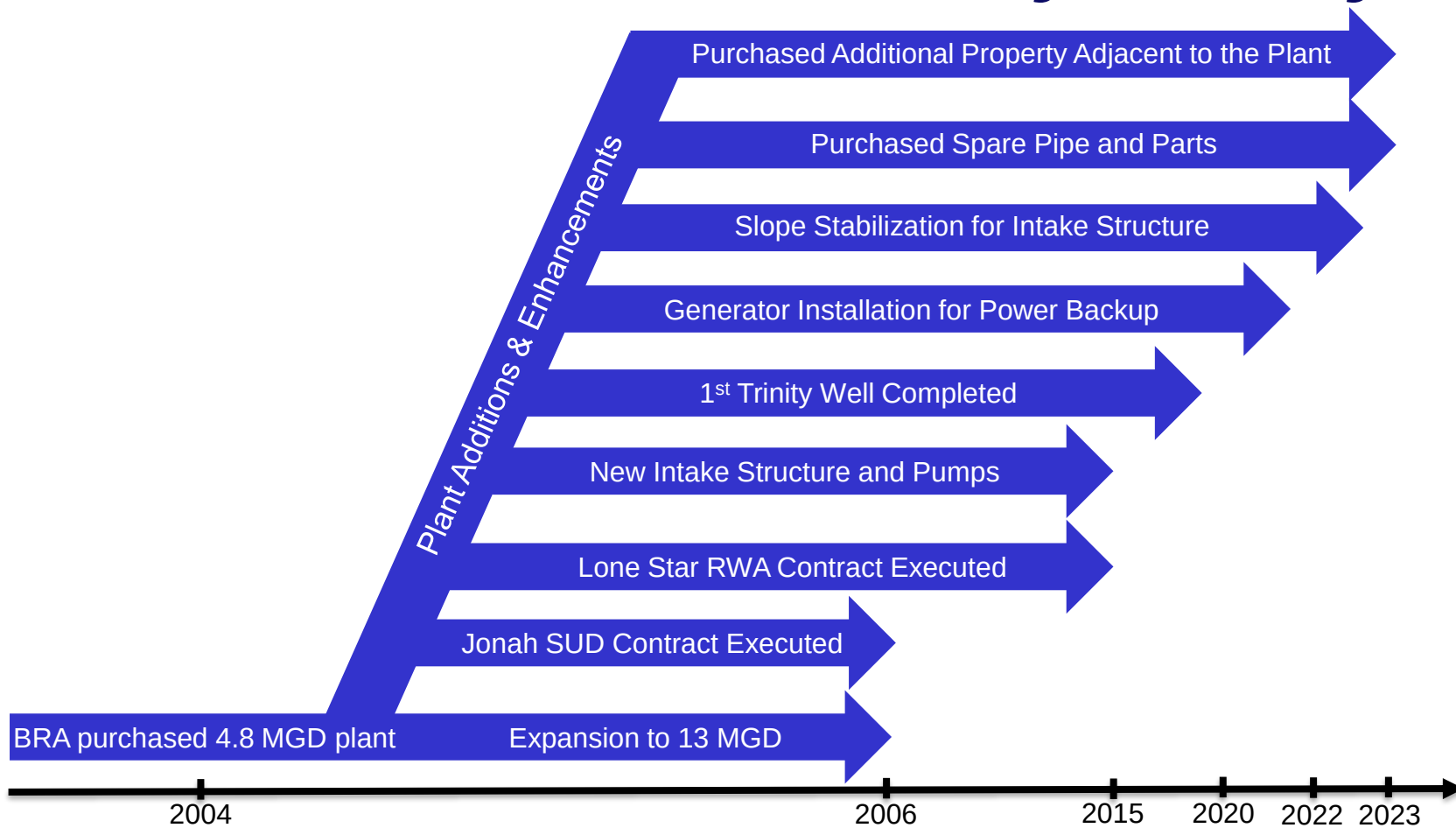
**Delivery take point for  
Lone Star RWA**

Feet  
0 2,000



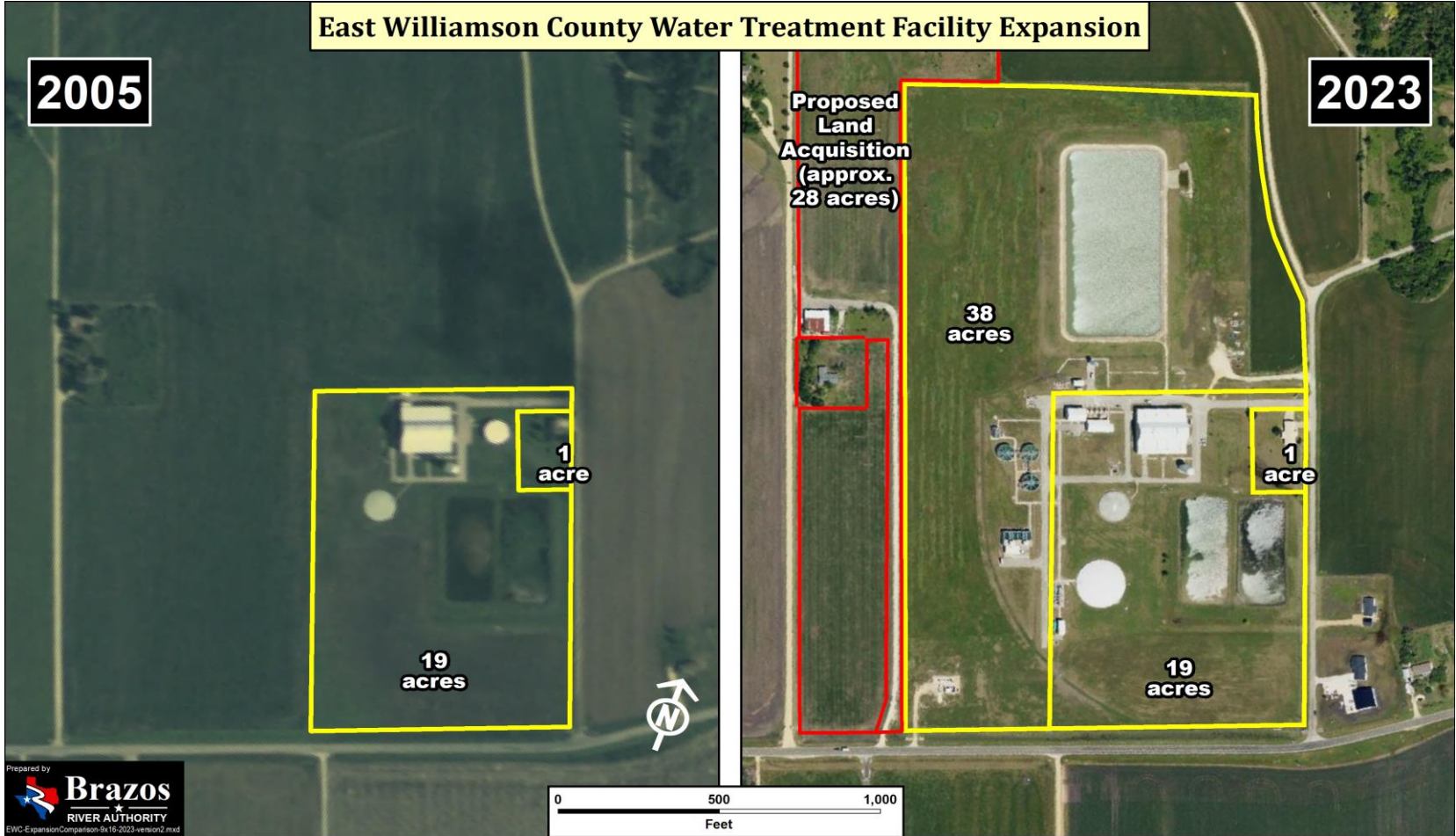


# East Williamson County History





# Overall Plant Comparison





Brazos River Authority

# ***East Williamson County Plant***







# Intake Structure & Pumps

## Before

## After





Brazos River Authority

# 1<sup>st</sup> Trinity Well







Brazos River Authority

# *Generator Installation*





# ***Slope Stabilization***

**Before**



**After**







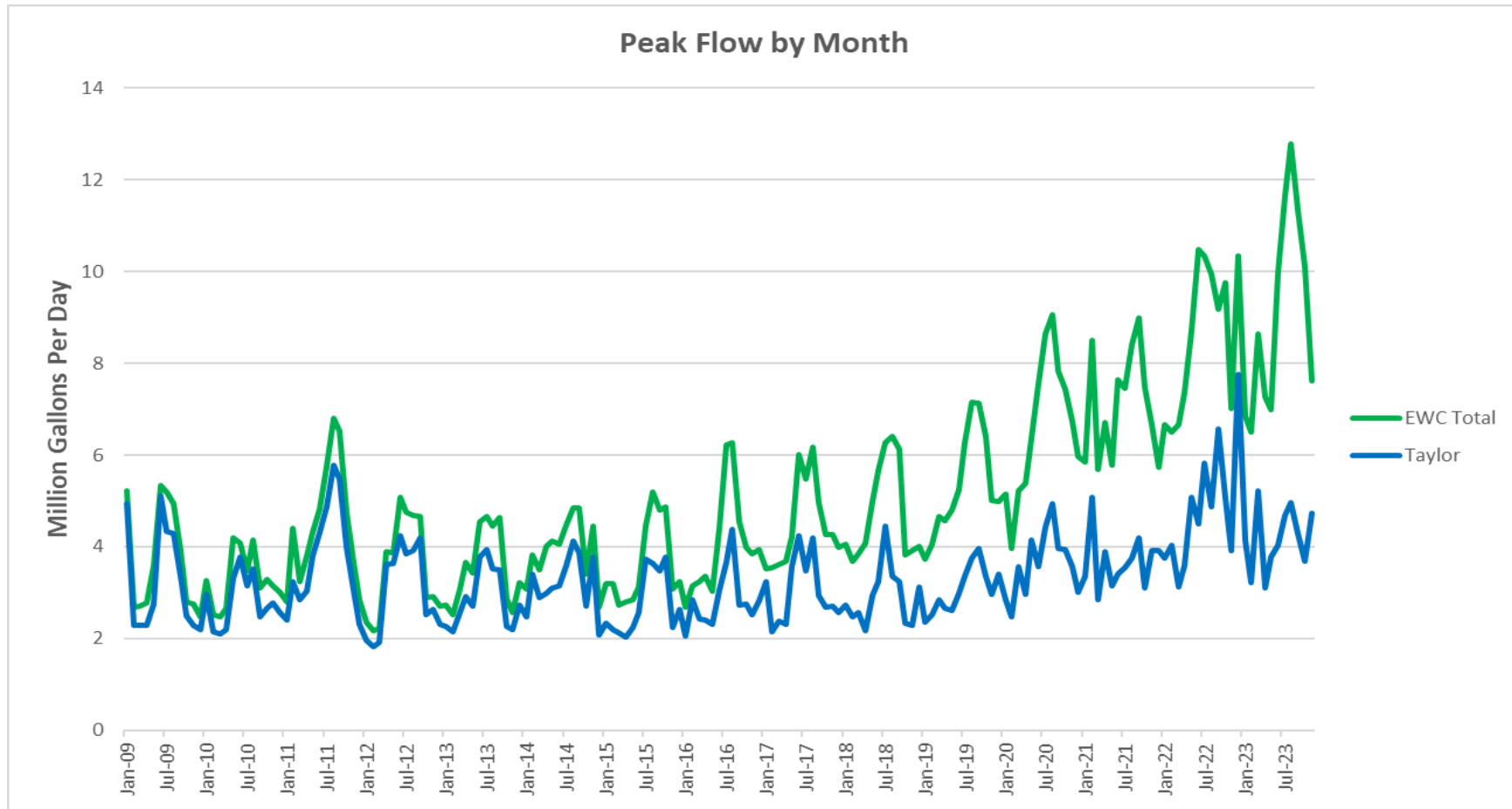
Brazos River Authority

# Spare Pipe & Parts





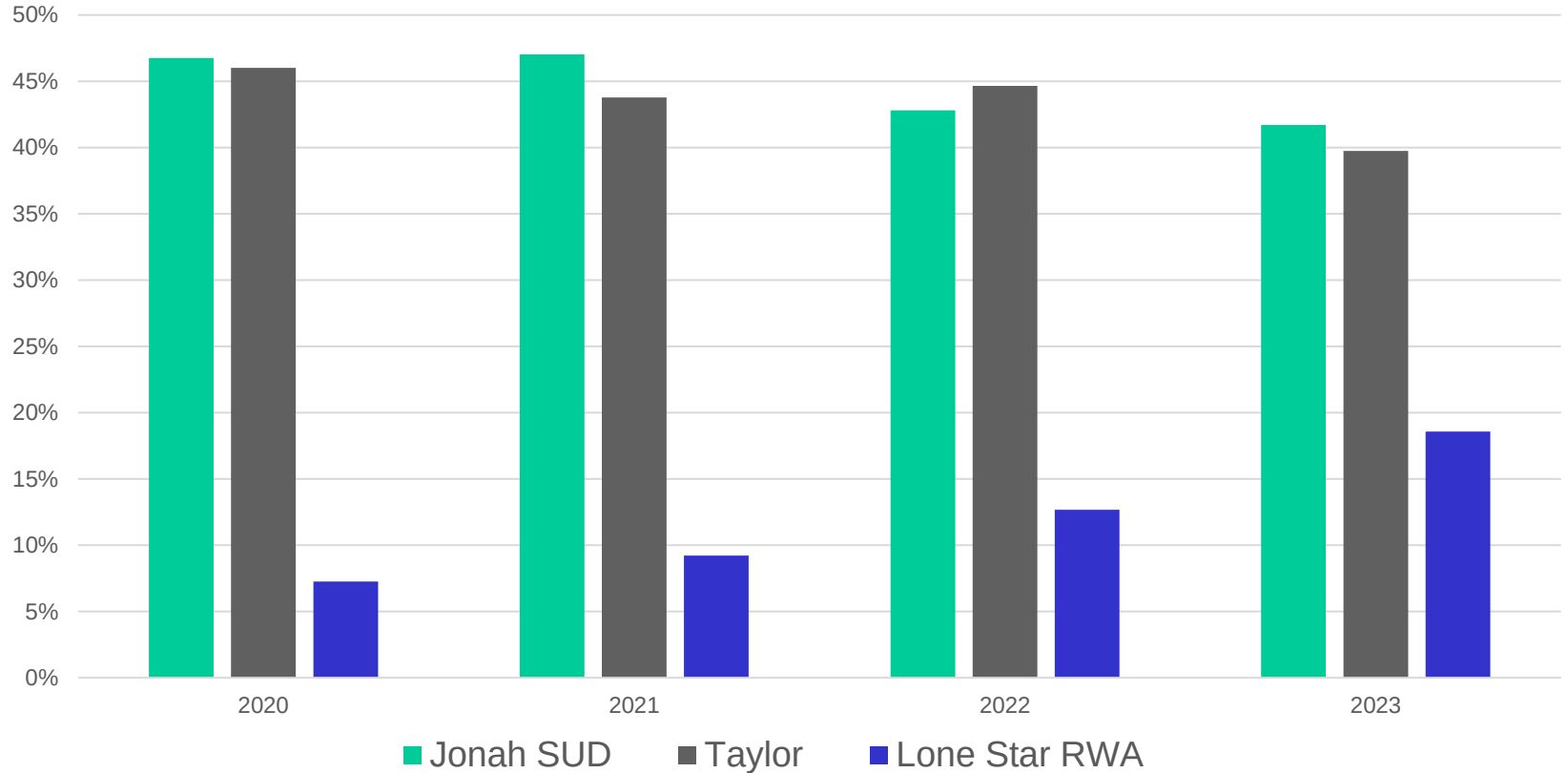
# ***EWC Historical Peak Demands***



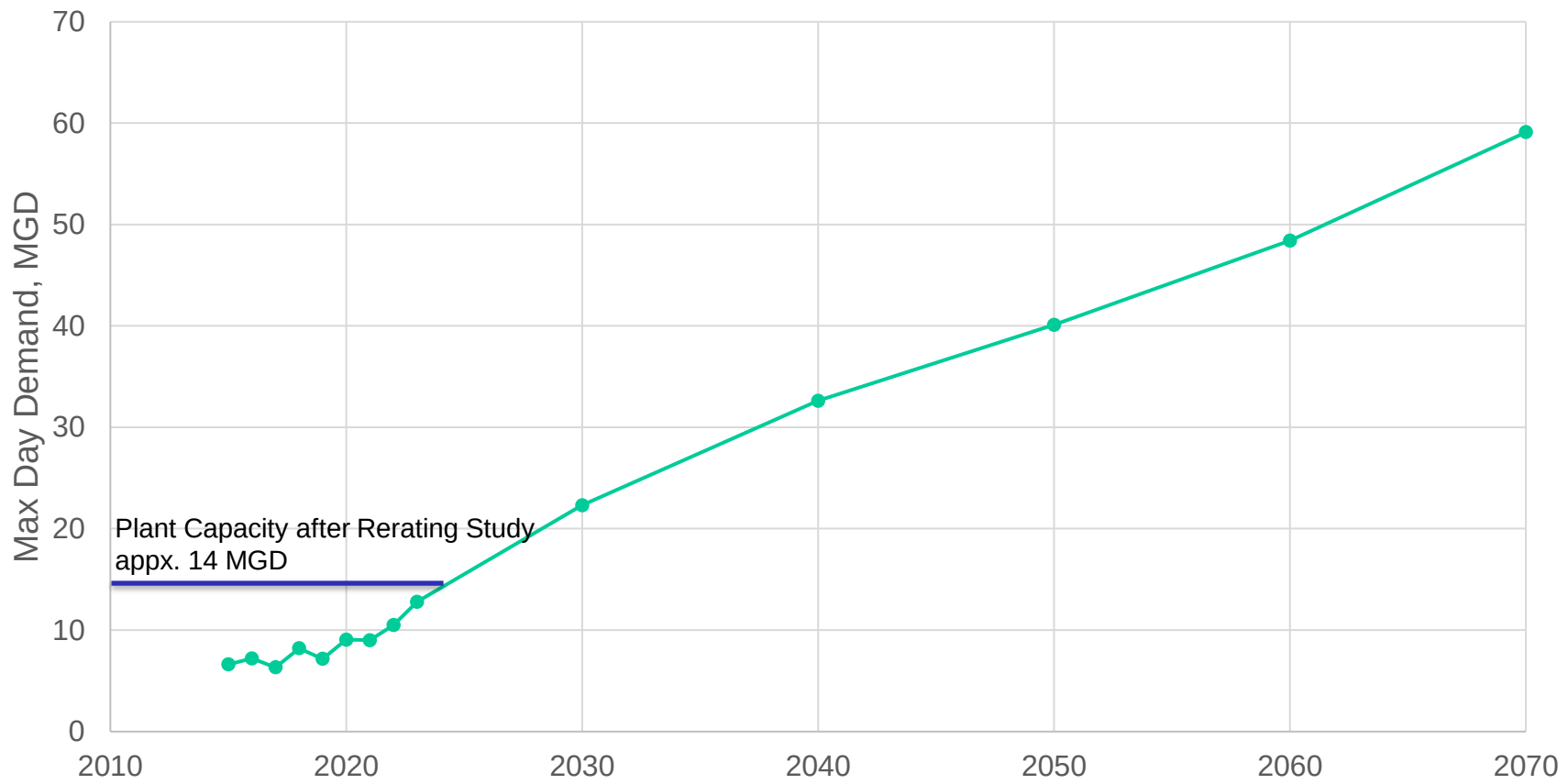




Percent of Total Flow by Customer



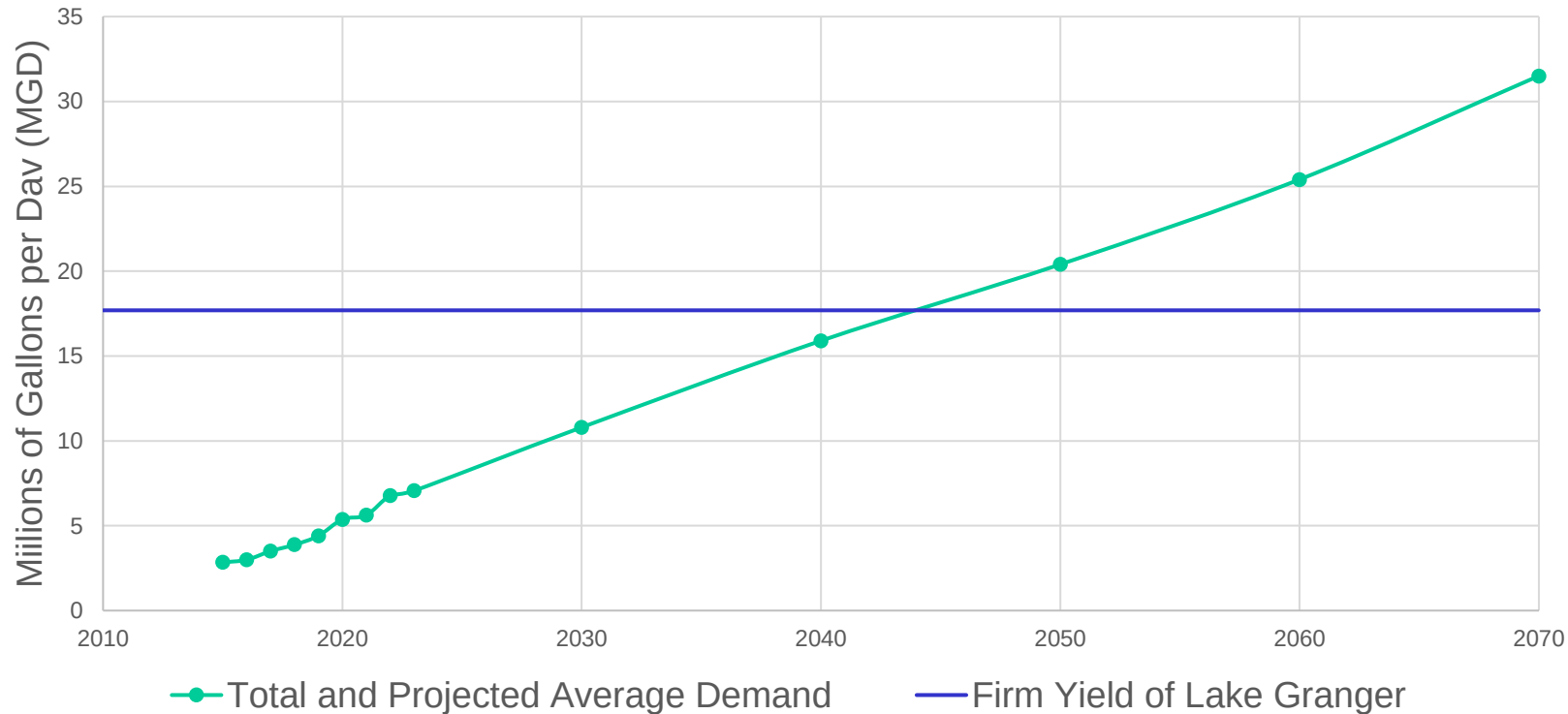
# EWC Max Day Demand Projections





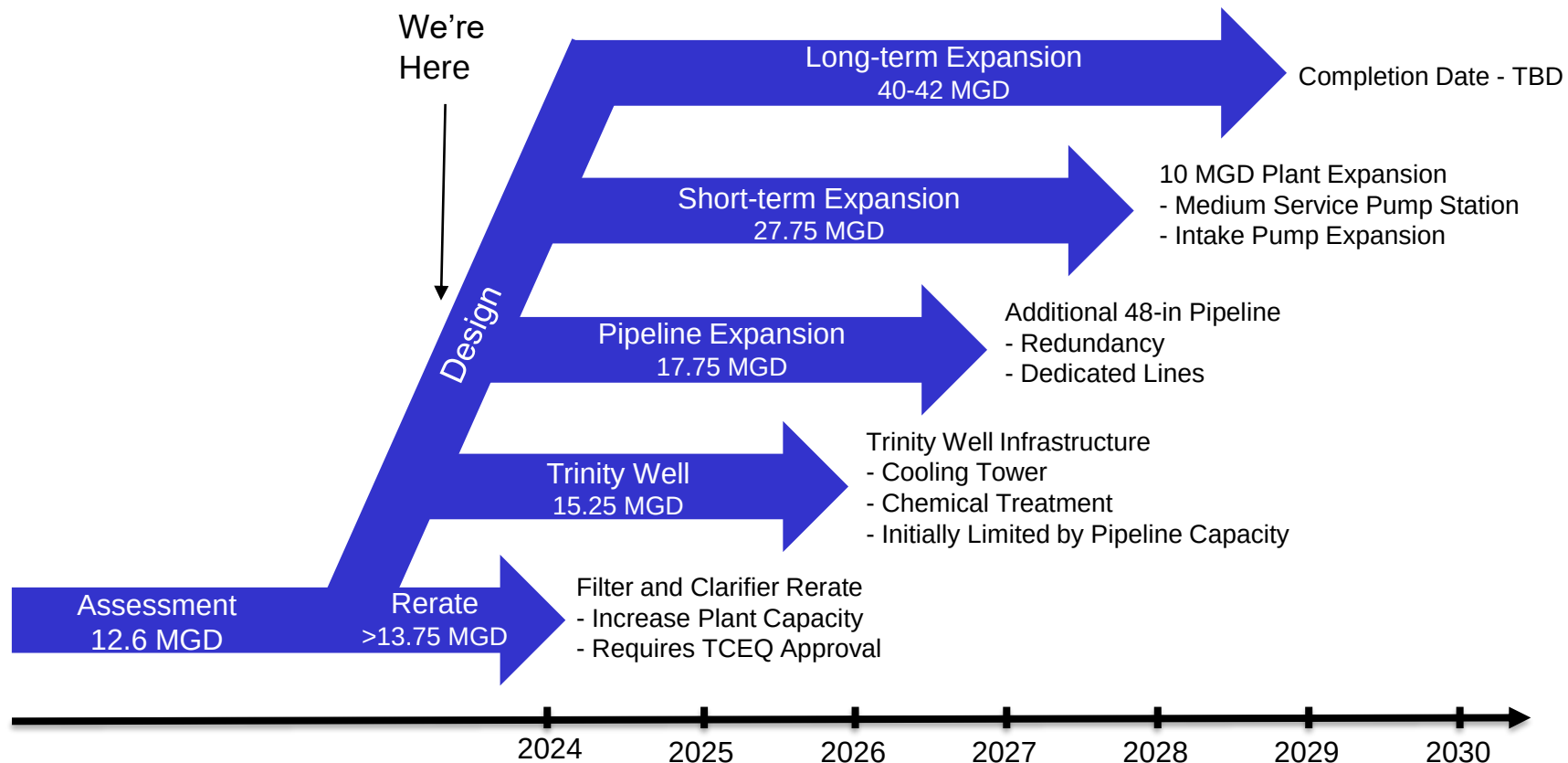


## Average Daily Demand 2015-2070





# Expansion Roadmap







# Future Water Supply Options

## Remaining Candidate Strategies - Yield



\*The imported strategies all assume that sufficient yield is available from the mainstem system; additional new strategies may be required in the Basin to create sufficient yield.

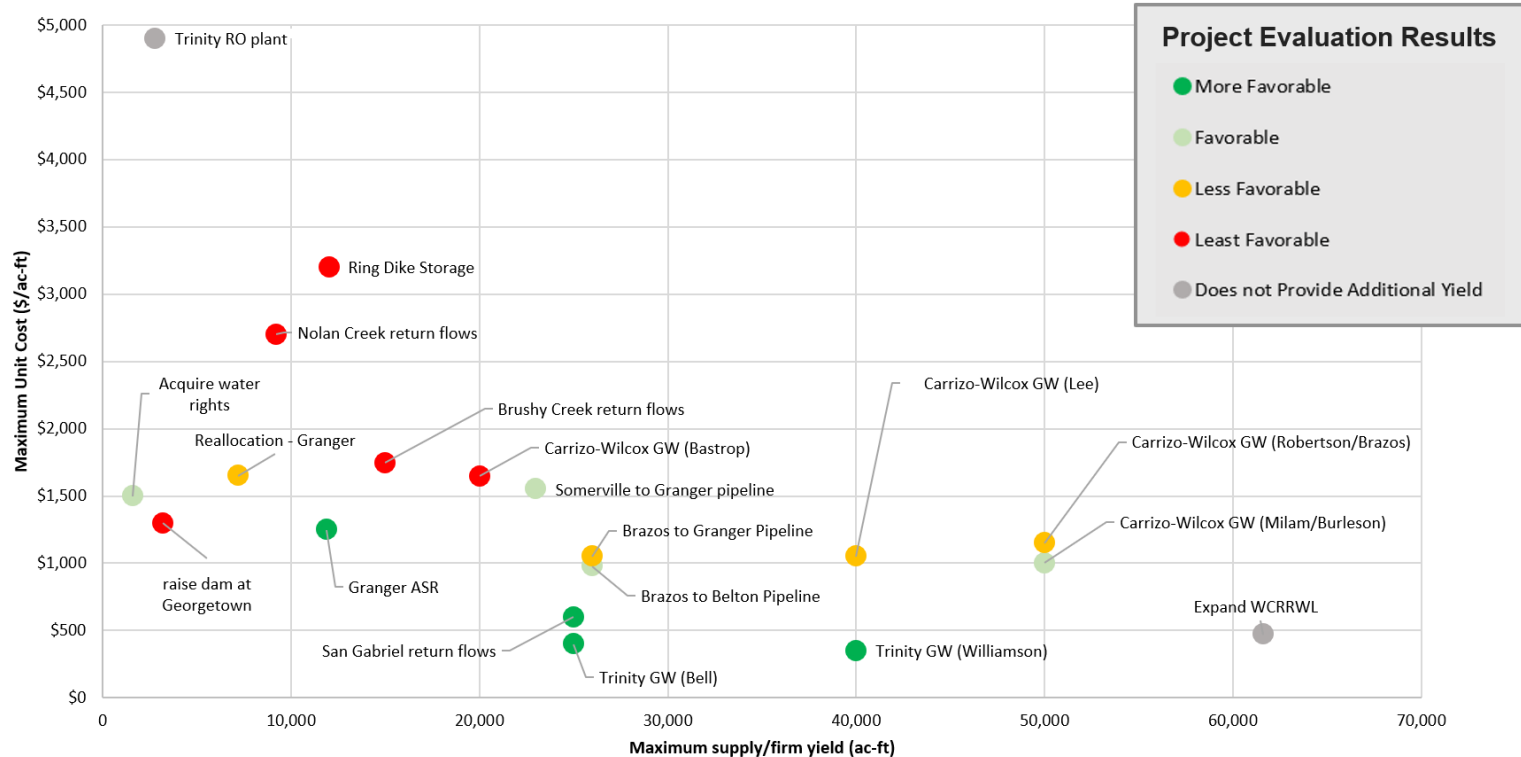
\*\*Strategy does not produce yield independently; supply volume reported is plant treatment capacity for Trinity groundwater wells.

\*\*\*Strategy does not produce additional firm yield; supply volume reported is the modeled additional conveyance capacity (doubling existing capacity). This strategy would not be implemented unless new supply is brought to Lakes Belton and/or Stillhouse Hollow.



# Future Water Supply Options

## Remaining Candidate Strategies – Project Evaluation Results







# Brazos

RIVER AUTHORITY

[www.brazos.org](http://www.brazos.org)



[information@brazos.org](mailto:information@brazos.org)

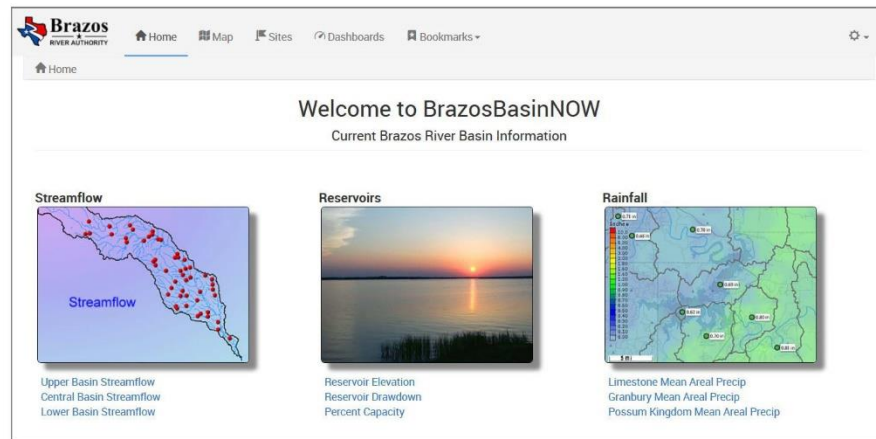
[www.BrazosBasinNow.org](http://www.BrazosBasinNow.org)



@BrazosWater



YouTube





## *City Council Meeting January 25, 2024 Transmittal Letter*

### STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

**Agenda Item #:** 16

**Agenda Title:** **Recommend award of the Taylor Municipal Airport New Fuel Facility construction contract to Gage and Cade Construction in the amount of \$1,059,795.30 plus a 10% contingency for a total amount not to exceed \$1,165,774.83.**

**Council Action to be taken:** Approval or Denial

**Department Submitted:** Public Works (Airport)

**Staff Contact:** Jim Gray, Public Works Director  
Stacey Batch, Airport Manager

### 1. PURPOSE/DESCRIPTION

The purpose of this state funded TxDot Aviation grant is to award the winning bid contractor with Gage and Cade Construction the ability to start the replacement of the fuel farm.

### 2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The current airport fuel farm system has exceeded its life and is no longer operational. Our proposed replacement of the fuel farm was projected to be funded in 2025 but with it no longer being operational TxDot has moved the funding to 2023.

The construction and design of the fuel farm will be under the direct control of the City and TxDot Aviation with \$600,000 of funds from TxDot Aviation. Once approval from Council the award the contractor will be able to begin construction.

The fuel farm will be relocated to the west end of the new ramp installed in 2022. The proposed scope of work is; in compliance with Chapters 211 and 212 of the Texas Local Government Code, and all other applicable state and federal laws, for an aviation self-service fuel facility capable of storing and dispensing 12,000 gallons of 100LL (AVGAS) and 12,000 gallons of Jet A fuel in above ground double-wall steel tanks designed in accordance with applicable EPA, NFPA, NEC, TCEQ, FAA, TxDOT Aviation, and local City of Taylor regulatory requirements. The fuel facility will be located on the new north apron, and the scope of work shall include the demolition and removal of the existing fuel facility located on the existing terminal apron. The funding for this project will be from a reimbursable grant program administered by TxDOT Aviation, and this solicitation, responses received, the professional services agreement, engineering design, bid documents, construction contract, and construction administration documents may be subject to review and approval by TxDOT Aviation.



The Airport is currently having to rent a fuel truck to provide fuel services to the airport users until the fuel farm is replaced.

### **3. PROS and CONS**

| <u>PROS</u>                                                                                                                                                                             | <u>CONS</u>                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• In compliance with all state and federal agencies</li><li>• New functioning fuel farm</li><li>• Easier location for pilots to access.</li></ul> | <ul style="list-style-type: none"><li>• Continued lease of fuel truck</li><li>• 24hr fuel will not be available</li><li>• Reduction in fuel sales</li></ul> |

### **4. RECOMMENDATION**

Staff recommends approval of construction contract.

### **5. FUNDING SOURCE**

Airport bond funds and TxDOT grant

### **6. TIMELINE**

Construction to start in February of 2024 with completion by June 2024.

### **7. OTHER OPTIONS (In order of preference)**

Airport does not sell fuel.

### **8. ATTACHMENTS**

16a. [Bid Tabulations](#)

January 3, 2024

Stacey Batch  
Airport Manager  
Taylor Municipal Airport  
303 Airport Road  
Taylor, TX 76574

*via email to  
Stacey.Batch@taylor.tx.gov*

RE: Taylor Municipal Airport New Fuel Facility  
KSA Project No. 102185  
Bid Results and Tabulation

Dear Ms. Batch,

Bids for the above referenced project were received on Thursday, December 21, 2023, at City Hall and were publicly read aloud the same day and location. KSA Engineers has reviewed the bids and prepared a Bid Tabulation indicating the bid results. This Bid Tabulation is enclosed for your review. A total of four (4) bids were received. All bidders referenced the six addenda and submitted the required bid security. All bidders also provided qualification statements that included project experience and references. Additionally, a non-mandatory pre-bid meeting was held where the project scope, phasing, and expectations were discussed.

As shown in the bid tabulation, the low bidder is Gage and Cade Construction, LLC, of Bertram, Texas, in the following amount:

Bid Schedule

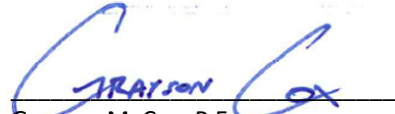
Base Bid ..... \$1,059,795.30

Based upon our review of the information submitted by the low bidder and references contacted, Gage and Cade Construction, LLC, appears to be qualified to perform the work required. Four references responded to KSA's inquiry regarding Gage and Cade Construction, LLC, and all four were positive. KSA also reached out to Jason Reeves and Gage and Cade Construction to ensure sufficient bonding capacity, the subcontractor quoted for the fuel facility, and understanding of the addenda content.

If the City of Taylor awards this contract, our office will issue a notice of award to the low bidder and prepare Construction Contract Documents for execution by the Contractor and the City of Taylor. KSA looks forward to working with the City and Airport during the construction phase on this important project to ensure a timely and quality job.

If you have any questions about these bid results, please do not hesitate to contact us.

Sincerely,  
KSA



Grayson M. Cox, P.E.  
Project Manager

Enclosure: Bid Tabulation (1 page)



TAYLOR MUNICIPAL AIRPORT NEW FUEL FACILITY

|                        |          |                                                                                                                                                                                                                                                            |      |     | Gage & Cade Construction, LLC<br>1107 County Rd 264<br>Bertram, TX 78605<br>512-379-8176<br>Fax: (None) |                 | Don Jackson Construction<br>PO Box 39<br>Riesel, TX 76682<br>254-896-3005<br>Fax: (None) |                 | DKC Construction Group<br>1205 Sheldon Cv, Ste. 1F<br>Austin, TX 78753<br>512-968-4044<br>Fax: (None) |                 | Skyler Design Build, LLC<br>5200 Hollister St.<br>Houston, TX 77040<br>713-816-5091<br>Fax: (None) |                 |
|------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|---------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------|-----------------|
| Item No.               | Spec No. | DESCRIPTION<br>(with unit price in words)                                                                                                                                                                                                                  | UNIT | QTY | UNIT PRICE                                                                                              | TOTAL PRICE     | UNIT PRICE                                                                               | TOTAL PRICE     | UNIT PRICE                                                                                            | TOTAL PRICE     | UNIT PRICE                                                                                         | TOTAL PRICE     |
| BID SCHEDULE: BASE BID |          |                                                                                                                                                                                                                                                            |      |     |                                                                                                         |                 |                                                                                          |                 |                                                                                                       |                 |                                                                                                    |                 |
| 1.01                   | KSA-100  | MOBILIZATION                                                                                                                                                                                                                                               | 1    | LS  | \$ 31,500.00                                                                                            | \$ 31,500.00    | \$ 81,000.00                                                                             | \$ 81,000.00    | \$ 19,000.00                                                                                          | \$ 19,000.00    | \$ 250,000.00                                                                                      | \$ 250,000.00   |
| 1.02                   | KSA-105  | TRAFFIC CONTROL PLAN, BARRICADES, SIGNS, & TRAFFIC HANDLING                                                                                                                                                                                                | 1    | LS  | \$ 18,875.00                                                                                            | \$ 18,875.00    | \$ 4,200.00                                                                              | \$ 4,200.00     | \$ 18,000.00                                                                                          | \$ 18,000.00    | \$ 5,186.40                                                                                        | \$ 5,186.40     |
| 1.03                   | Tx164    | SEEDING FOR EROSION CONTROL                                                                                                                                                                                                                                | 0.65 | AC  | \$ 11,950.00                                                                                            | \$ 7,767.50     | \$ 6,000.00                                                                              | \$ 3,900.00     |                                                                                                       | \$ 37,000.00    | \$ 11,525.31                                                                                       | \$ 7,491.45     |
| 1.04                   | Tx506    | STABILIZED CONSTRUCTION EXIT                                                                                                                                                                                                                               | 1    | EA  | \$ 2,225.00                                                                                             | \$ 2,225.00     | \$ 4,000.00                                                                              | \$ 4,000.00     |                                                                                                       | \$ 7,000.00     | \$ 1,728.81                                                                                        | \$ 1,728.81     |
| 1.05                   | Tx506    | FILTER FABRIC FENCE (INSTALLATION)                                                                                                                                                                                                                         | 276  | LF  | \$ 2.05                                                                                                 | \$ 565.80       | \$ 5.00                                                                                  | \$ 1,380.00     |                                                                                                       | \$ 6,000.00     | \$ 4.71                                                                                            | \$ 1,299.96     |
| 1.06                   | Tx506    | FILTER FABRIC FENCE (REMOVAL)                                                                                                                                                                                                                              | 276  | LF  | \$ 0.60                                                                                                 | \$ 165.60       | \$ 2.00                                                                                  | \$ 552.00       |                                                                                                       | \$ 1,500.00     | \$ 2.41                                                                                            | \$ 665.16       |
| 1.07                   | Tx550    | METAL PIPE FENCE (REMOVAL)                                                                                                                                                                                                                                 | 40   | LF  | \$ 103.50                                                                                               | \$ 4,140.00     | \$ 30.00                                                                                 | \$ 1,200.00     |                                                                                                       | \$ 5,000.00     | \$ 17.39                                                                                           | \$ 695.60       |
| 2.01                   | S-01     | FUEL FACILITY INCLUDING ALL TANKS, PIPING, DISPENSING, AND ASSOCIATED EQUIPMENT, AND CONCRETE FOUNDATION WITH FOUNDATION PAD, AND ALL ASSOCIATED ELECTRICAL AND TELECOM IMPROVEMENTS AND COORDINATION AND DEMOLITION AND REMOVAL OF EXISTING FUEL FACILITY | 1    | LS  | \$ 888,285.00                                                                                           | \$ 888,285.00   | \$ 948,000.00                                                                            | \$ 948,000.00   | \$ 880,000.00                                                                                         | \$ 880,000.00   | \$ 851,929.17                                                                                      | \$ 851,929.17   |
| 2.02                   | Tx464    | RC PIPE (CLASS III)(18")                                                                                                                                                                                                                                   | 40.0 | LF  | \$ 125.00                                                                                               | \$ 5,000.00     | \$ 140.00                                                                                | \$ 5,600.00     |                                                                                                       | \$ -            | \$ 79.16                                                                                           | \$ 3,166.40     |
| 2.03                   | Tx467    | SET (TYPE II)(10")(RCP)(4:1)(C)                                                                                                                                                                                                                            | 1.0  | EA  | \$ 3,085.00                                                                                             | \$ 3,085.00     | \$ 1,200.00                                                                              | \$ 1,200.00     |                                                                                                       | \$ -            | \$ 2,009.19                                                                                        | \$ 2,009.19     |
| 2.04                   | Tx467    | SET (TYPE II)(18")(RCP)(4:1)(C)                                                                                                                                                                                                                            | 2.0  | EA  | \$ 1,885.00                                                                                             | \$ 3,770.00     | \$ 1,300.00                                                                              | \$ 2,600.00     |                                                                                                       | \$ -            | \$ 2,010.57                                                                                        | \$ 4,021.14     |
| 2.05                   | Tx481    | PVC ELBOW (45° BEND)(10")                                                                                                                                                                                                                                  | 1    | EA  | \$ 1,580.00                                                                                             | \$ 1,580.00     | \$ 1,200.00                                                                              | \$ 1,200.00     |                                                                                                       | \$ -            | \$ 1,744.21                                                                                        | \$ 1,744.21     |
| 2.06                   | Tx481    | PIPE (PVC)(SCH 80)(10")                                                                                                                                                                                                                                    | 80   | LF  | \$ 154.00                                                                                               | \$ 12,320.00    | \$ 157.00                                                                                | \$ 12,560.00    |                                                                                                       | \$ -            | \$ 233.02                                                                                          | \$ 18,641.60    |
| 2.07                   | S-01     | ALLOWANCE FOR UTILITY SERVICE EXTENSION FEES                                                                                                                                                                                                               | 1    | LS  | \$ 15,000.00                                                                                            | \$ 15,000.00    | \$ 15,000.00                                                                             | \$ 15,000.00    | \$ 15,000.00                                                                                          | \$ 15,000.00    | \$ 15,000.00                                                                                       | \$ 15,000.00    |
| 3.01                   | Tx260    | LIME (HYDRATED LIME SLURRY)                                                                                                                                                                                                                                | 6    | TON | \$ 455.40                                                                                               | \$ 2,732.40     | \$ 400.00                                                                                | \$ 2,400.00     |                                                                                                       | \$ 27,000.00    | \$ 518.74                                                                                          | \$ 3,112.44     |
| 3.02                   | Tx260    | LIME TREATMENT (EXISTING MATERIAL)(12")                                                                                                                                                                                                                    | 480  | SY  | \$ 20.80                                                                                                | \$ 9,984.00     | \$ 31.00                                                                                 | \$ 14,880.00    |                                                                                                       | \$ 10,000.00    | \$ 23.15                                                                                           | \$ 11,112.00    |
| 3.03                   | Tx360    | CONCRETE PAVEMENT (JOINTED REINFORCED)(7")                                                                                                                                                                                                                 | 480  | SY  | \$ 110.00                                                                                               | \$ 52,800.00    | \$ 100.00                                                                                | \$ 48,000.00    |                                                                                                       | \$ 140,000.00   | \$ 115.11                                                                                          | \$ 55,252.80    |
|                        |          | Total Base Bid Schedule All Bid Items:                                                                                                                                                                                                                     |      |     |                                                                                                         | \$ 1,059,795.30 |                                                                                          | \$ 1,147,672.00 |                                                                                                       | \$ 1,165,500.00 |                                                                                                    | \$ 1,233,056.33 |

\*Denotes mathematical correction by Engineer

\*Bidder indicated these items are included in the bid price for Item 2.01